



Draft Environmental Impact Statement for

Short-Term Projects & Real Property Master Plan Update

Fort Belvoir, Virginia | August 2014 | **Volume II - Appendices**





DRAFT ENVIRONMENTAL IMPACT STATEMENT
REAL PROPERTY MASTER PLAN UPDATE AND
SHORT-TERM PROJECTS

US ARMY GARRISON FORT BELVOIR
FAIRFAX COUNTY, VIRGINIA

AUGUST 2014

VOLUME II – APPENDICES

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**DEPARTMENT OF THE ARMY
DRAFT ENVIRONMENTAL IMPACT STATEMENT
REAL PROPERTY MASTER PLAN
U.S. ARMY GARRISON FORT BELVOIR,
FAIRFAX COUNTY, VIRGINIA**

AGENCY & PUBLIC SCOPING MEETING REPORT

JANUARY 2013



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1. Introduction

This report on public and agency scoping provides a summary and record of public outreach and involvement for the *Fort Belvoir Real Property Master Plan (RPMP) Update and Short-Term Projects Environmental Impact Statement (EIS)* in Fairfax County, Virginia. The report includes an overview of the scoping process and a summary of the comments received at the scoping meetings held in October 2012.

Scoping is the public process by which an action agency or project proponent—in this case, Fort Belvoir—solicits input from interested members of the public and federal, state, and local agencies and officials, and organizations on the content or scope of an EIS. The scoping process for this EIS began with the publication of a Notice of Intent (NOI) to prepare the EIS in the Federal Register on September 10, 2012. A copy of the NOI is included in Exhibit A. The publication of the NOI was subsequently followed by the mailing of scoping letters to individuals and agencies. The scoping letters announced the project and invited agency representatives and individuals to the appropriate meeting. Copies of the scoping letters and mailing lists are included in Exhibit B.

Pursuant to the National Environmental Policy Act (NEPA) and the Council of Environmental Quality's (CEQ's) implementing regulations, the official scoping period began with the publication of the notice of intent (NOI) to prepare an EIS in the Federal Register on September 10, 2012 (77 FR 55466). The 30-day comment period began September 10, 2012 and ended on October 10, 2012. During this period, Fort Belvoir solicited input on the proposed EIS by holding one public scoping meeting and one agency scoping meeting and by providing additional comment opportunities via:

Website: www.belvoir.army.mil/environdocssection2.asp

E-mail: imcom.fortbelvoir.dpw.environmental@us.army.mil

US mail: Fort Belvoir Directorate of Public Works
Environmental and Natural Resources Division
Re: Real Property Master Plan EIS
9430 Jackson Loop, Suite 200
Fort Belvoir, VA 22060-5116

The following sections of this report contain additional information related to public outreach history behind the current EIS effort and to the public scoping process for this EIS.

2. Public Outreach at Fort Belvoir

Fort Belvoir's recent public outreach programs and policies have included those related to the remediation of contaminated sites on the post and the EIS that evaluated the implementation of the Base Closure and Realignment (BRAC) Commission's recommendations for the installation in 2007. These efforts are described in the following sub-sections.

2.1 Community Involvement Plan for Fort Belvoir Installation Remediation Program (2007)

The Fort Belvoir Community Involvement Plan (CIP) was developed to facilitate communication between the Army and the community surrounding the installation regarding environmental cleanup activities occurring on the Fort Belvoir North Area (FBNA), formerly known as the Engineer Proving Ground, as well as on the Main Post. The CIP summarized the regulatory programs under which the remediation activities were occurring; described the cleanup sites and the types of contaminants and hazardous substances being removed; and presented a methodology and strategy for keeping the public informed of ongoing remediation activities (Fort Belvoir 2007).

2.2 *Final Environmental Impact Statement for Implementation of 2005 Base Realignment and Closure (BRAC) Recommendations and Related Army Actions at Fort Belvoir, Virginia*

Public outreach and involvement efforts were conducted in support of the 2005 BRAC EIS, which evaluated the update of the Fort Belvoir Real Property Master Plan land use plan and the relocation of six major groups and five discretionary moves totaling 23,470 personnel to the installation. Activities to solicit and incorporate public input for the EIS included (USACE 2007):

- Filing a NOI in the *Federal Register* in November 2005;
- Separate agency and public scoping meetings held in June 2006, which attracted, respectively, approximately 30 agency representatives more than 100 members of the public;
- A public information meeting in January 2007 to provide the most current and available information regarding the progress of the EIS, which involved the mailing of 1,700 announcement letters and drew approximately 250 members of the public;
- A 60-day public review period for the draft EIS from March to May of 2007, which included publishing a notice of availability in the *Federal Register*; mailing the draft EIS to interested agencies and members of the public; making the draft EIS available for public review at local libraries; and posting the draft EIS on a publicly-accessible web site;
- A public hearing on the draft EIS in April 2007 during the 60-day review period, which included advertising the meeting in local newspapers and mailing announcement letters to 1,700 interested agencies and citizens. The hearing drew approximately 200 members of the public and 88 comments on the draft EIS were collected; and
- A 30-day publication of the final EIS prior to issuance of the record of decision.

2.3 Restoration Advisory Board

The local community was surveyed in May 1996 to determine whether a Restoration Advisory Board (RAB) was desired to provide citizen input on remediation activities at Fort Belvoir. Based on the

response, the Garrison Commander determined that there was insufficient community interest in the creation of a RAB. Only one additional restoration project was added at Fort Belvoir between 1996 and 2007, the year that the CIP was developed (see Section 2.1 above). Given the lack of interest in the creation of a RAB in 1996, the installation did not re-solicit community interest when that project was added. Additionally, no community requests were received to create a RAB when Fort Belvoir periodically updated its Installation Action Plan over the years (Fort Belvoir 2007).

2.4 Administrative Record/Information Repository

Fort Belvoir maintains an information repository of all Restoration, Compliance Cleanup, Military Munitions Response, and Operational Range Assessment program documents (including the Administrative Record) at the Installation Management Command, Environmental Branch of the Directorate of Public Works. The Administrative Record is part of the repository and consists of documents that formed the basis of the Army's decision to investigate and cleanup sites at the installation.

2.5 Mailing List

AR 360-1 Chapter 8-1 recommends that ongoing liaison with local, state, and regional organizations and participation in programs that involve direct contact with the public are effective means of developing and maintaining viable relationships with the civilian community. To support these efforts, the Fort Belvoir Public Affairs Office (PAO) maintains and manages the Garrison Commander's official business mailing list of community leaders and residents. The list is used to contact stakeholders (military, agencies and organizations, elected officials, and interested citizens) on matters relevant to specific community needs, interests, and concerns. This list facilitates the Commander's access to identified stakeholders and fosters effective communication among the Army, installation, and local community on such matters as growth and development and other areas of mutual concern (Fort Belvoir 2007).

3. Scoping Meetings

Members of the public living, working, or commuting in the region surrounding Fort Belvoir, which includes Fairfax County, Prince William County, and the City of Alexandria, have the potential to be affected by the projects and actions included in the proposed action evaluated in the EIS. To ensure that all interested members of the public and the agencies that represent them in these areas had the opportunity to learn about the EIS and to provide input on the scope of the study, Fort Belvoir held scoping meetings on Thursday, October 11, 2012. The meetings were held at Fairfax County's South County Center, 8350 Richmond Highway, approximately 2.5 miles northeast of Fort Belvoir. Separate scoping meetings were held for members of the public and agency representatives for them to comment on their relevant interests.

The meeting for agency representatives was held from 1 p.m. to 3:30 p.m. and the meeting for members of the public took place from 5:00 p.m. to 9:00 p.m. Both meetings were conducted in a combined hearing/open house format. This format consisted of a formal presentation by a Fort Belvoir representative immediately followed by a period during which meeting attendees could ask questions and make oral comments for the record. The presentation and comment period were preceded and followed by unstructured time when meeting attendees could visit display stations set up around the room and speak

with subject matter experts with knowledge of the resources evaluated in the EIS. One presentation was given at the agency meeting and four were given at the public meeting, at one-hour intervals beginning at 5:30 p.m. Informational materials, including fact sheets and display boards, were made available to all attendees at both meetings and informed them about Fort Belvoir's mission, activities, and the NEPA process for the EIS. The informational materials were prepared by AECOM, the consultant preparing the EIS, with substantial input from Fort Belvoir staff and Atkins Global, the consultant preparing the RPMP Update. Fort Belvoir staff had final review and approval authority for all informational materials provided at the scoping meetings. Copies of the meeting presentation, fact sheets, and display boards are included in Exhibit C.

Scoping meeting staff greeted guests as they arrived. After signing in, visitors were invited to view the display boards and ask questions of project staff. The display boards were arranged by topic as follows:

- Fort Belvoir: Mission
- Scoping: What happens during scoping?
- How can you comment on this project?
- Real Property Master Plan: What is the RPMP?
- Proposed Action: Why is this needed?
- Sections 106 and 110 of the National Historic Preservation Act of 1966
- National Environmental Policy Act Process for an Environmental Impact Statement
- Cultural Resources Area of Potential Effect (APE)
- Resources Proposed for Evaluation in the EIS
- Guiding Principles Support Fort Belvoir's Mission
- Proposed Land Use Plan
- No Action Alternative
- Alternative 1: Full Master Plan Implementation
- Alternative 2: Modified Long-Range Plan
- Alternative 3: Modified Short-Range Plan
- Natural Resources (on and near Fort Belvoir)
- Transportation Improvements (on and near Fort Belvoir)

A table with comment forms was located at the end of the display board circuit. Visitors could fill out the forms and drop them in a comment box, or take them home to complete and mail back after the meeting. Alternatively, a court reporter was available for visitors who preferred to make oral comments. Light refreshments were available to all meeting visitors.

Fort Belvoir representatives as well as staff from AECOM and Atkins Global staffed both meetings, providing technical expertise as well as logistic and administrative assistance. Everyone who participated in the meetings received a briefing beforehand on basic risk communication principles.

Table 1: Scoping Meeting Staff

Organization	Name
Fort Belvoir	Don Carr
	Chris Daniel
	Don Dees
	Col. Gregory Gadson (Agency scoping meeting only)
	Chris Landgraf
	Marc Russell
AECOM	Craig Carver
	Michael Clem
	Penny Douglas
	Brian Keightley (Public scoping meeting only)
	Brooke Perrigo
Atkins Global	Steve Gleason
	Layel Pallesen

4. Advertising the Meetings

In addition to the announcement in the NOI, the meetings were advertised as follows:

- Fort Belvoir distributed letters to federal, state, and local agencies, the media, and the general mailing list (Exhibit B).
- Display advertisements for the meetings (Exhibit D) appeared in:
 - *Fairfax Station/Clifton/Lorton Connection* (September 27 – October 3, 2012 issue)
 - *Mount Vernon Gazette* (September 27 – October 3, 2012 issue)
 - *Springfield Connection* (September 27 – October 3, 2012 issue)
 - *Mount Vernon Voice* (September 26, 2012 issue)
 - *The Washington Post* (September 27, 2012)
- Signs announcing the meetings were placed in the lobby of the South County Government Center on the day of the meetings, and directional signs were also posted throughout the Center pointing the way to the meeting room on the third floor.

5. Scoping Comments

The agency and public scoping meetings resulted in the submission of oral and written comments from two individuals and seven agencies. Two agencies offered comments that pertained only to the master plan, and one agency said it did not have the resources to comment. Table 2 presents the number of comments received at the meetings by subject category.

Table 2: Number of Comments Received during Scoping Meetings by Category

Comment Category	Number of Comments Received
Air Quality	2
Alternatives	6
Biological/Ecological Resources	12
Chesapeake Bay	1
Emergency Services	1
Energy	2
General	5
Heritage Resources	1
Housing/Schools	3
Land Use and Development	12
Long Range Component	1
Low-Impact Development	1
Noise	1
Other	6
Parks, Recreation and Open Space	4
Permits	1
Pollution Prevention and Waste Management	3
Site Contamination	1
Socioeconomics	1
Sustainability	2
Transportation (including non-motorized transportation)	38
Water Quality, Water Resources, Wastewater Management and Stormwater	13
Total	117

As shown in Table 1, 38 comments were received regarding transportation issues on and around Fort Belvoir, more than any other category. Water quality, water resources, wastewater management and stormwater received 13 comments, and biological/ecological resources and land use and development each received 12. (Note that some commenters made more than one statement within a comment category, and these were recorded as one comment in one category.) A matrix of the comments that were received and the original versions of the comments are included in Exhibit E.

Comments received on the scope of the EIS are summarized below, organized by subject headings used in the EIS:

Proposed Action and Alternatives

- U.S. Environmental Protection Agency (USEPA) – Include a detailed discussion and description of the proposed buildings, and the location, size, and purpose for each facility proposed in the action alternatives.
- Fairfax County – Identify all existing development and transportation improvements. Address recently-adopted and ongoing Fairfax County Comprehensive Plan amendments and other land use related actions. Address lessons learned from the recent BRAC round, how the Garrison would respond in the event of a future BRAC round that increases or decreases the employee population, and how the county and state would be engaged to respond.

Land Use

- USEPA – Describe in detail and quantify the project area.
- National Capital Planning Commission (NCPC) – Analyze future development impacts in as much detail as possible to demonstrate compliance with the Comprehensive Plan for the National Capital.
- Fairfax County – Address specific spaces that have been programmed for beyond 2030 for new facilities or the expansion of existing facilities; discuss the rationale behind reducing the overall industrial space on Main Post and provide the acreage of industrial land being converted to other land uses.

Socioeconomics

- NCPC – Analyze impacts to demonstrate conformance with the Parks and Open Space Element policies of the Comprehensive Plan for the National Capital.
- Fairfax County – Address the additional demands on emergency services and the extent to which Fort Belvoir will be providing these services, and document funding needs and sources for additional emergency service needs. Document increases in off-site housing demand, and the range of sales and rental rates that would be considered affordable to off-site residents. Include a needs assessment that projects the overall needs of its population for indoor and outdoor recreation and leisure facilities, open space, community services, and cultural and environmental programs; and address how the needs identified will be met on site and the impact of the demand for these facilities on existing park and recreation resources in the area. Identify the magnitude of the anticipated on-Post and off-Post increase in the number of school-age children, sites for new schools to accommodate the expected increase, and federal funding that can be made available for school construction.

Traffic and Transportation

- NCPC – Analyze impacts to demonstrate conformance with the Transportation Element policies of the Comprehensive Plan for the National Capital. Document the detailed, up-to-date

Transportation Management Plan that should support the master plan update. Provide information on and analyze how existing and future planned shuttle service is consistent with the Comprehensive Plan's policies.

- Virginia Department of Transportation (VDOT) – Include an analysis of the adequacy of the external roadway network to accommodate the development levels being considered for both the short- and long-range conditions, specifically addressing the levels of service on the roadways approaching the installation and the performance of individual intersections adjacent to Belvoir. Identify the specific elements of each proposed intersection improvement and the physical impacts of these improvements, and evaluate their contribution to the performance of the roadway network. Include a specific recognition and commitment that the improvements shown within the installation will be provided by the Army in conjunction with development. Address the possibility that transportation improvements beyond the boundary of the installation may not be in place when development occurs, and evaluate the ability of the transportation network to accommodate the additional employment on Belvoir and the resulting performance of the network. Identify the desired level of single-occupancy-vehicle usage to and from the installation in order to maintain satisfactory levels of service on the surrounding highway network, and the specific commitments to be undertaken by the Army and other user agencies on Belvoir to achieve the desired level of usage.
- Fairfax County – Address appropriate phasing of transportation improvements and address impacts to the road network beyond the immediate vicinity of Fort Belvoir. Include in the transportation analyses performed in support of the EIS appropriate travel demand modeling and a capacity and operational study. Clearly document, for all alternatives, where both current and relocated employees and contractors are anticipated to reside and what the anticipated number and timing of vehicular trips to and from both the Main Post and the FBNA will be, and consider to what extent highway facilities will be able to accommodate increased trips. Provide analysis sufficiently comprehensive to consider the need for improvements beyond the immediate vicinity of the Main Post and FBNA. Analyze whether access points into Fort Belvoir and FBNA as currently constructed are able to handle the number of vehicles entering the installation at the peak hour periods, and the extent to which signal modifications are needed along Richmond Highway and the Fairfax County Parkway to accommodate changes in commuting patterns. Consider the impacts of the completion of the Fairfax County Parkway and Mulligan Road, and the widening of Richmond Highway through the Main Post on meeting future travel demand and evaluate the ramifications of any significant delay in their construction/completion. Address how future development will be phased to the availability of necessary roadway and transit improvements. Analyze the cumulative impacts of the proposed short- and long-term projects on the surrounding infrastructure. Address the over-capacity operations projected in past environmental assessments, evaluate all intersections agreed upon through prior discussion with associated deficiencies identified, and provide improvements to correct these deficiencies. Consider the provision of an additional grade-separated connection between the North and South Post.

Non-Motorized Transportation

- NCPC – Analyze the Transportation Element bicycle-related policies of the Comprehensive Plan for the National Capital. Evaluate bicycle and pedestrian connections to off-installation trails and sidewalks to provide commuting and recreational options for Fort Belvoir employees and residents, and evaluate a meandering pedestrian trail through Fort Belvoir for the Potomac Heritage National Scenic Trail.
- Fairfax County – Include a map of planned pedestrian and bicycle trails and demonstrate how they will connect to those shown on the adopted Countywide Trails Plan, examine development of appropriate segments within and adjacent to Fort Belvoir, and identify mechanisms through which new trails will be funded, phased, and constructed. Address the extent to which pedestrian and bicycle connections will be provided between on-Post and/or near-Post housing and on-Post employment areas. Address the extent to which pedestrian connections and facilities will be provided to facilitate transit use by new and existing employees. Address the extent to which new office buildings will be designed to accommodate bicycle commuting. Address the extent to which employees can be expected to commute to the area via Metrorail and the extent to which transit connections between the FBNA and the Franconia-Springfield station could increase commuting via transit. Address future over-capacity concerns associated with Backlick Road at the FBNA and the I-95 ramps at the Fairfax County Parkway. Identify specific measures that will be applied to optimize the use of Metro, the Fairfax Connector, Virginia Rail Express, and Park and Ride facilities in order to reduce single-occupancy-vehicle use. Evaluate the possible use of the abandoned coal train line right-of-way for some type of transit link to and from Fort Belvoir Main Post and take into account the County’s ongoing Countywide Transit Network Study. Consider improvements to transit connections between existing transit facilities, Fort Belvoir, and FBNA; the extension of Metrorail as a long range enhancement; and studies that are underway.

Air Quality

- NCPC – Analyze impacts to demonstrate conformance with the Federal Environment Element air quality policies of the Comprehensive Plan for the National Capital.
- Fairfax County – Analyze emissions of ozone precursors that would be associated with motor vehicle trips, vehicle miles traveled, and traffic congestion, and compare alternatives in regard to the potential for carbon monoxide hot spots associated with traffic congestion.

Noise

- Fairfax County – If any of the alternatives would impact operations at DAAF, identify changes in noise impacts that would be associated with such operational changes.

Water Resources

- NCPC – Analyze impacts to demonstrate conformance with the Federal Environment Element water quality policies of the Comprehensive Plan for the National Capital. Evaluate the existing condition of stormwater management facilities at Fort Belvoir and recommend improvements where needed.

- Fairfax County – Identify all 100-year floodplains (applying the county’s definition) and all Resource Protection Areas (RPAs) on Fort Belvoir. Use Post-specific information regarding locations of perennial streams and wetlands to augment county maps of Chesapeake Bay Preservation Areas, and apply Fairfax County’s protocol for identification of perennial streams. Coordinate with the Stormwater Planning Division of the Department of Public Works and Environmental Services on the identification of stream and stormwater management projects in the area of the Main Post and FBNA. Identify any body of water on or near the Main Post or FBNA that is included on the list of impaired waters and address the implications of these designations. Address opportunities to minimize impervious cover and to use other low impact development and better site design techniques to replicate, to the extent possible, predevelopment hydrologic conditions through infiltration of stormwater runoff. Address how impacts to streams will be minimized and how any unavoidable impacts to streams will be mitigated. Establish that county requirements for erosion and sediment control measures, stormwater management measures, and water quality best management practices will be satisfied.

Biological Resources

- Fairfax County – Address the compatibility of all alternatives with the full extent of significant natural resources as identified in the Fort Belvoir Integrated Natural Resource Management Plan (INRMP); address direct and indirect impacts, and potential mitigation measures; focus on how proposed actions will comply with the guiding principles; and state what mitigating and long-term practices should be employed to offset impacts from proposed land disturbing activities. Address how impacts to wetlands will be minimized and how any unavoidable impacts to wetlands will be mitigated. Detail, account for, and minimize impacts along the Accotink Bay and Gunston Cove shorelines; in particular, identify the 17 community types on Main Post referenced in section 4.8.1.3 Rare Plant Communities of the BRAC EIS, and provide preservation measures to include buffers around the communities and protection of water resources draining to them. Include mitigation measures for road design and construction practices that minimize resource impacts. Address opportunities to preserve and maintain natural communities and ecosystem services at Fort Belvoir. Include a table that illustrates cumulative disturbances to designated habitat areas and the amount of acreage that has been reclaimed as a result of recent development in these habitat areas.

Utilities

- Fairfax County – Provide updated wastewater flow projections to enable a determination whether the Army would need to purchase more capacity, and recognize the need to update the sewer service agreement between the Army and the County.

Hazardous Substances and Materials

- USEPA - Identify cleanup sites within Fort Belvoir, including detailed information of contaminants, resource areas impacted, status of cleanup, and location relative to the areas proposed for implementation in the updated master plan. Identify known hazardous materials located within the study area, discuss the status of the materials and remedial methods, and provide a detailed plan for proper disposal.

- Fairfax County – Identify sites on Fort Belvoir that have been subject to contamination, the status of efforts to clean up the sites, and the relationship between site contamination and siting decisions for new development.

Energy Use and Sustainability

- USEPA – Address adherence to Executive Order (EO) 13508, Chesapeake Bay Protection and Restoration, Section 502 guidance.
- NCPC – Evaluate strategies for achieving the goals set forth in EO 13514, Federal Leadership in Environmental, Energy, and Economic Performance.
- Fairfax County – Provide guidance on green building performance levels that will be attained by any new development or redevelopment. Explore the option of using reclaimed water from the Norman M. Cole Jr. Pollution Control Plant for current and planned facilities and activities as a mitigation strategy.

Permits

- USEPA – Discuss the permits required before commencement of the project.

6. Implications for the Scope of the DEIS

All comments were considered in determining the alternatives and further focusing and refining the scope of the analysis. The comments summarized above are addressed in the EIS.

7. Press Coverage

No members of the media were in attendance at the agency scoping meeting. A representative of the *Mount Vernon Voice* attended the public scoping meeting. An online search for articles relating to the Fort Belvoir Real Property Master Plan Environmental Impact Statement scoping meetings produced no results.

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References

Fort Belvoir. 2007. *Final Community Involvement Plan for Fort Belvoir Installation Remediation Program*. September 2007.

United States Army Corps of Engineers, Mobile District (USACE). 2007. *Final Environmental Impact Statement for Implementation of 2005 Base Realignment and Closure (BRAC) Recommendations and Related Army Actions at Fort Belvoir, Virginia*. Prepared by U.S. Army Corps of Engineers, Mobile District with technical assistance from Tetra Tech, Inc.

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Exhibit A – Notice of Intent

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its intention to grant Trident Systems, Inc., a corporation of Virginia, having a place of business at 10201 Fairfax Blvd., Suite 300, Fairfax, VA, an exclusive license in any right, title and interest the United States Air Force has in: U.S. Patent No. 8,051,475, filed on March 27, 2007 and issued on November 1, 2011, entitled "Collaboration Gateway."

FOR FURTHER INFORMATION CONTACT: An exclusive license for this patent will be granted unless a written objection is received within fifteen (15) days from the date of publication of this Notice. Written objections should be sent to: Air Force Research Laboratory, Office of the Staff Judge Advocate, AFRL/RIJ, 26 Electronic Parkway, Rome, New York 13441-4514. Telephone: (315) 330-2087; Facsimile (315) 330-7583.

Henry Williams Jr.,

Acting Air Force Federal Register Liaison Officer.

[FR Doc. 2012-22186 Filed 9-7-12; 8:45 am]

BILLING CODE 5001-10-P

DEPARTMENT OF DEFENSE

Department of the Army

Environmental Impact Statement for Short Range-Projects and Update of the Real Property Master Plan for Fort Belvoir, VA

AGENCY: Department of the Army, DoD.

ACTION: Notice of Intent.

SUMMARY: The Department of the Army announces its intent to conduct public scoping under the National Environmental Policy Act (NEPA) to gather information to prepare an Environmental Impact Statement (EIS) for proposed short-range improvement projects and the proposed update of the Real Property Master Plan (RPMP) for Fort Belvoir, VA. The EIS will analyze environmental impacts associated with the proposed short-range projects and anticipated land uses designated in a revised RPMP. The revised RPMP will incorporate a short-range component and a long-range component. The short-range component projects are proposed for the next five years, and the long-range component looks at land uses and potential development through 2030. The EIS will assess potential environmental impacts associated with future development and management of land, facilities, resources and infrastructure based on the population capacity identified in the revised RPMP. Additional site-specific NEPA analyses will be prepared for future development projects identified in the long-range component of the revised RPMP. The

revised RPMP will incorporate adjustments to the land use plan in the RPMP that were made in the Final Environmental Impact Statement for Implementation of Base Realignment and Closure (BRAC) Recommendations and Related Army Actions at Fort Belvoir, VA (2007) and BRAC-related changes made since 2007.

ADDRESSES: Please send written comments to: Fort Belvoir Directorate of Public Works, Environmental and Natural Resources Division (RPMP EIS), 9430 Jackson Loop, Suite 200, Fort Belvoir, VA 22060-5116; or by email to imcom.fortbelvoir.dpw.environmental@us.army.mil.

FOR FURTHER INFORMATION CONTACT: Fort Belvoir Directorate of Public Works, Environmental and Natural Resources Division at (703) 806-4007 or (703) 806-3193, during normal working business hours Monday-Friday, 8 a.m. to 4:00 p.m.; or by email to imcom.fortbelvoir.dpw.environmental@us.army.mil.

SUPPLEMENTARY INFORMATION: The analysis will focus on Fort Belvoir's Main Post (7,700 acres) and the Fort Belvoir North Area (800 acres, formerly called the Engineer Proving Ground). The update will not include Fort Belvoir property at Rivanna Station in Charlottesville, VA; the Mark Center in Alexandria, VA; or the Humphreys Engineer Center.

The EIS will analyze environmental impacts of the short-range projects currently programmed for construction in fiscal years 2013-2017. These projects include new office buildings; community and recreational facilities; a Fisher House; industrial and maintenance facilities; privatization of utilities; long-term lease of additional land to the privatized housing partner; the National Museum of the U.S. Army; and roads. If and when these projects are completed, approximately 4,800 additional employees would be expected to work at Fort Belvoir.

The Army is also updating its RPMP for Fort Belvoir by analyzing the on-post and off-post environmental impacts of reasonably foreseeable future development and management of real property (land uses, facilities, resources, infrastructure, and population capacity). The EIS will assess the potential direct, indirect, and cumulative environmental impacts associated with updating the RPMP to meet the Army's current and future planning needs.

A range of reasonable alternatives will be analyzed in the EIS. Alternatives will reflect various scenarios for implementation of the short-range projects, combined with various scenarios for land use designations on

the installation for longer range planning. The EIS will also consider a No Action alternative, under which the approved 1993 Master Plan (as amended in the 2007 BRAC EIS) would remain in effect. Other reasonable alternatives identified during the scoping process will be considered for evaluation in the EIS.

The proposed short-range projects at Fort Belvoir could have significant impacts to traffic, air quality, and natural, cultural, and other resources. Long-range development could have significant impacts to the same resources. Mitigation measures will be identified for adverse impacts.

Scoping and public comments: Federally-recognized Indian tribes, federal, state, and local agencies, organizations, and the public are invited to be involved in the scoping process for the preparation of this EIS by participating in meetings and/or submitting written comments. The scoping process will help identify possible alternatives, potential environmental impacts, and key issues of concern to be analyzed in the EIS. Written comments will be accepted within 30 days of publication of the NOI in the **Federal Register**. Meetings will be held in Alexandria, VA. Notification of the times and locations for the scoping meetings will be published locally.

Brenda S. Bowen,

Army Federal Register Liaison Officer.

[FR Doc. 2012-22225 Filed 9-7-12; 8:45 am]

BILLING CODE 3710-08-P

DEPARTMENT OF ENERGY

Federal Energy Regulatory Commission

[Project No. 13022-003]

Barren River Lake Hydro LLC; Notice Soliciting Scoping Comments

Take notice that the following hydroelectric application has been filed with the Commission and is available for public inspection.

a. *Type of Application:* Original Major License.

b. *Project No.:* P-13022-003.

c. *Date filed:* December 9, 2011 and amended on June 21, 2012.

d. *Applicant:* Barren River Lake Hydro LLC (Barren River Hydro).

e. *Name of Project:* Barren River Lake Dam Hydroelectric Project.

f. *Location:* At the U.S. Army Corps of Engineers' (Corps) Barren River Lake Dam on the Barren River, in Barren and Allen counties, Kentucky. The project

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Exhibit B – Mailing Lists and Announcement Letters

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B.1 – Individual and Agency Mailing Lists

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<p>Director Susan E. Broomm Office of Federal Activities U.S. Environmental Protection Agency Ariel Rios Building 1200 Pennsylvania Avenue, NW Mail code: 2251A Washington, DC 20460</p>	<p>Ray Fernald - Manager Environmental Services Section Virginia Department of Game and Inland Fisheries 4010 West Broad Street Richmond, VA 23230</p>	<p>Tracy Gordon Director of Legislative Affairs Prince William County 1 County Complex Court Prince William, VA 22192</p>
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B.2 – Meeting Announcement Letters

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DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT BELVOIR
9820 FLAGLER ROAD, SUITE 213
FORT BELVOIR, VIRGINIA 22060-5928

REPLY TO
ATTENTION OF

September 28, 2012

Directorate of Public Works

Dear Sir or Madam:

The Department of the Army is conducting public scoping under the National Environmental Policy Act to gather information to prepare an Environmental Impact Statement (EIS) for proposed short-range improvement projects and the proposed update of the Real Property Master Plan (RPMP) at Fort Belvoir, Virginia. You are cordially invited to attend a public scoping meeting to be held:

Thursday, October 11, 2012
South County Center
8350 Richmond Highway (U.S. Route 1)
Alexandria, VA 22309
5 pm to 9 pm

Stop by between 5:00 pm and 9:00 pm to view displays and learn about the proposed short-range projects and the proposed Real Property Master Plan update. The meeting will be an open house, with short presentations at 5:30, 6:30, 7:30, and 8:30 pm. Fort Belvoir staff will be available to answer your questions. In compliance with the National Environmental Policy Act, the Army, federal, state, and local agencies, federally recognized tribes, individuals, and organizations that have an interest are urged to participate. Both written and oral comments will be taken. A court reporter will be available to record oral comment. If special assistance is needed for persons with disabilities or limited English proficiency, or you have questions about the scoping meeting, please call the Fort Belvoir Public Affairs Office at 703-805-5001.

The revised master plan will incorporate a short-range component and a long-range component. The EIS will analyze environmental impacts of the short-range projects currently programmed for construction in fiscal years 2013 – 2017. If and when these projects are completed, approximately 4,800 additional employees would be expected to work at Fort Belvoir. The EIS also will evaluate the potential impacts that may be associated with the master plan's long-range component, which addresses future development and management of Fort Belvoir's land, facilities, resources and infrastructure through 2030.

The EIS will analyze a range of reasonable alternatives. Alternatives will reflect various scenarios for implementation of the short- and long-range components. Approximately 7,500 people live on-post, some of whom work on post and contribute to the current employee population of 39,000. As currently conceived, EIS alternatives will address a 2030 population of approximately 50,000 to 56,000, which would include the 4,800 population increase that would result if all short-range projects were implemented. The EIS will also consider a No Action Alternative, under which the approved 1993 Master Plan, as amended in the 2007 Base Realignment and Closure (BRAC) EIS, would remain in effect. Other reasonable alternatives identified during the scoping process will be considered for evaluation in the EIS.

“LEADERS IN EXCELLENCE”

Written questions or comments may be submitted by mail to: Fort Belvoir Directorate of Public Works, Environmental and Natural Resources Division, Re: Real Property Master Plan EIS, 9430 Jackson Loop, Suite 200, Fort Belvoir, VA 22060-5116; or by e-mail to: imcom.fortbelvoir.dpw.environmental@us.army.mil. The deadline for submitting written comments on the scope of the EIS is October 25, 2012.

Visit the EIS web page at www.belvoir.army.mil/environdocssection2.asp for more information and to follow the progress of the EIS.

Sincerely,



Gregory D. Gadsen
Colonel, US Army
Commanding



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT BELVOIR
9820 FLAGLER ROAD, SUITE 213
FORT BELVOIR, VIRGINIA 22060-5928

REPLY TO
ATTENTION OF

September 28, 2012

Directorate of Public Works

Dear Sir or Madam:

In the September 10, 2012 *Federal Register*, the Department of the Army announced its intent to conduct public scoping under the National Environmental Policy Act to gather information to prepare an Environmental Impact Statement (EIS) for proposed short-range improvement projects and the proposed update of the Real Property Master Plan (RPMP) at Fort Belvoir, Virginia. You are cordially invited to attend an interagency scoping meeting to hear about and comment on the EIS and the proposed action. The meeting is for representatives of federal, state, regional, and local agencies who may have an interest in the proposed short-range projects, the proposed RPMP update, and the EIS process. It will be held from 1:00 to 3:30 pm, Thursday, October 11 in Room 221, South County Center, 8350 Richmond Highway (U.S. Route 1), Alexandria, Virginia. A public scoping meeting will follow from 5:00 to 9:00 pm in the same room.

The revised RPMP will incorporate a short-range component and a long-range component. The EIS will analyze environmental impacts of the short-range projects currently programmed for construction in fiscal years 2013 – 2017. These include new office buildings, community and recreational facilities, a Fisher House, industrial and maintenance facilities, privatization of utilities, additional land conveyance to the privatized housing company, the Army Museum, and roads. If and when these projects are completed, approximately 4,800 additional employees would be expected to work at Fort Belvoir.

The EIS will evaluate the potential impacts that may be associated with the RPMP long-range component, which addresses future development and management of Fort Belvoir's land, facilities, resources and infrastructure through 2030 based on the population capacity identified in the RPMP update. The EIS will assess the potential direct, indirect, and cumulative environmental impacts associated with updating the RPMP to meet the Army's current and future planning needs. Site-specific NEPA analyses will be prepared in the future for development projects identified in the long-range component. The revised RPMP will incorporate adjustments to the land use plan in the RPMP that were made in the Final Environmental Impact Statement for Implementation of Base Realignment and Closure (BRAC) Recommendations and Related Army Actions at Fort Belvoir, Virginia (2007) and BRAC-related changes made since 2007.

The EIS will analyze a range of reasonable alternatives. Alternatives will reflect various scenarios for implementation of the short- and long-range components. Approximately 7,500 people live on-post, some of whom work on post and contribute to the current employee population of 39,000. As currently conceived, EIS alternatives will address a 2030 population of approximately 50,000 to 56,000, which would include the 4,800 population increase resulting from implementing the short-range projects. The EIS will also consider a No Action alternative, under which the approved 1993 Master Plan, as amended in 2007 BRAC EIS, would remain in effect. Other reasonable alternatives identified during the scoping process will be considered for evaluation in the EIS.

“LEADERS IN EXCELLENCE”

Public scoping is an integral part of the NEPA EIS process. We hope you will take the opportunity to meet with us on October 11 at 1:00 pm at the South County Center. Additional information can be found at www.belvoir.army.mil/environdocssection2.asp. If you have any questions, please contact Mr. Marc Russell of the Fort Belvoir Directorate of Public Works at 703-806-0022 or marc.t.russell2.civ@mail.mil.

Sincerely,



Gregory D. Gadson
Colonel, US Army
Commanding

Exhibit C – Public and Agency Scoping Meeting Informational Materials

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C.1 – Presentation

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Fort Belvoir EIS/RPMP Scoping Presentation

October 11, 2012



Real Property Master Plan (RPMP)

1. **Long Range Component (LRC)** (*Vision Plan & Development Plan)
 - Establishes the environmental baseline, basic framework, and specific options for developing and managing real property
2. **Short Range Component (SRC)** (SRC/CIS now *Development Program)
 - Reflects installation facilities actions(s) and capital investments over a 5-7 year “Future Years Defense Plan” window
3. **RPMP Digest** (*Plan Summary)
 - Summarizes the overarching view of how the Master Plan (LRC, SRC, CIS and IDG) will be realized and strategy for planning and development
4. **Installation Design Guide (IDG)** (*Planning Standards)
 - Prescribes the urban design character and common facility and infrastructure standards of the installation
5. **Capital Investment Strategy (CIS)** (CIS/SRC now *Development Program)
 - The CIS is used to prioritize actions necessary to balance existing and required facilities
6. **Transportation Management Plan (TMP)**
 - In addition to RPMP, National Capital Planning Commission (NCPC) requires a program to minimize single occupancy vehicle trips to federal work sites

* NEW Document titles described in DoD Installation Master Planning criteria adopted in May 2012

* Does not include Mark Center or Humphreys Engineer Center



Real Property Master Plan (RPMP) Timeline

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Approved LRC for 74,000 PN	★																				
Approved Sub-Area Plan (138,000 SF PX and Hospital)									★												
Submitted Draft LRC											★										
RPMP work suspended due to BRAC											★										
Submitted Draft LRC and Short Range Component	Submitted to NCPC & Fairfax County staff; modified scope due to comments received															★					
BRAC Complete (added ~15,000 PN*)																		★			
Updated RPMP (planned for up to 56,000 PN by 2030)																			★		



* Does not include Mark Center or Humphreys Engineer Center

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Fort Belvoir Today

- Pre-BRAC population 24,000 PN
- Post-BRAC population is ~39,000 PN and 7,500 residents, excluding visitors and transient population



Missile Defense Agency HQ



Fort Belvoir Vision* for the Future

The Guiding Principles:

- **Create and sustain a world-class installation**
- Achieve environmental sustainability
- **Support the natural habitat**
- Recognize that land is a valuable resource
- **Improve multimodal connectivity**
- Create a diverse and dynamic community
- **Respect the history of Fort Belvoir to ensure the continuation of its legacy**
- Strengthen community partnerships for mutual benefits



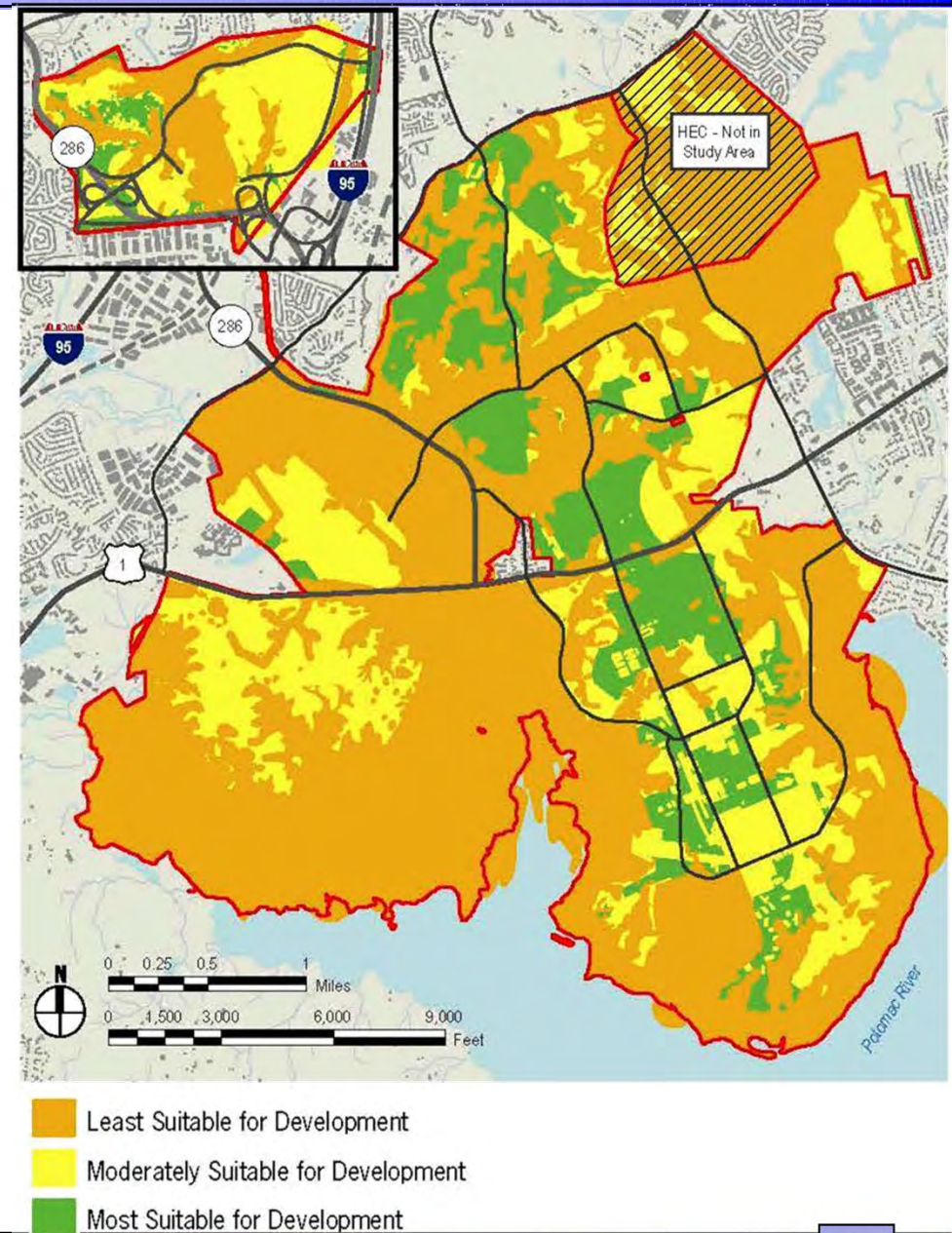
* Visioning Workshop, NOV 2011



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Proposed Development Areas

- The Master Plan guides new projects into areas that are best suited for development and/or redevelopment

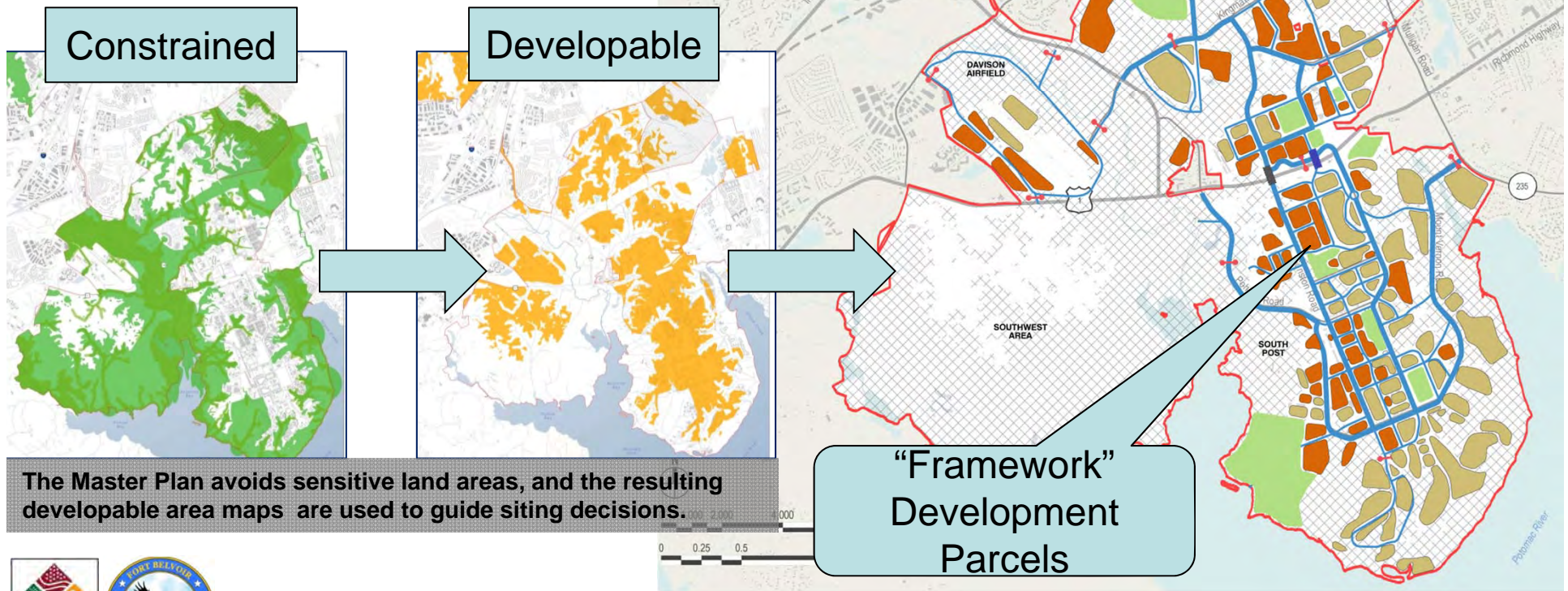


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FUTURE DEVELOPMENT PLANNING

The framework plan guides land uses, infrastructure (e.g., new roadway connections), trails and open spaces.

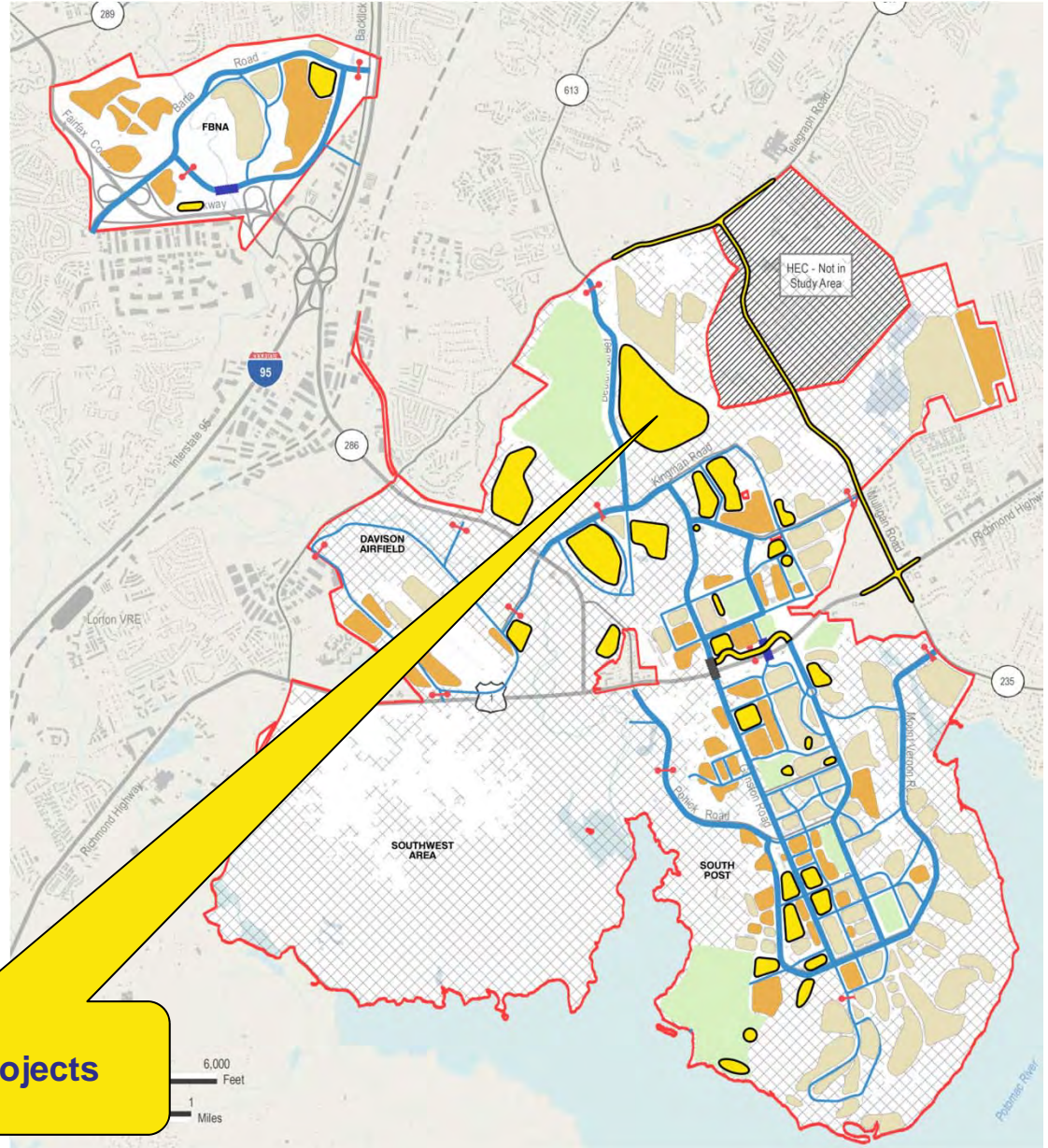
The framework plan also identifies areas where future development could occur beyond 2030.



Short Range Projects

- 52 programmed projects to be completed by 2017, totaling ~4,755 Personnel
- Roughly half of the programmed projects have gone through some level of the NEPA process; **all will be evaluated for cumulative impacts in the EIS**

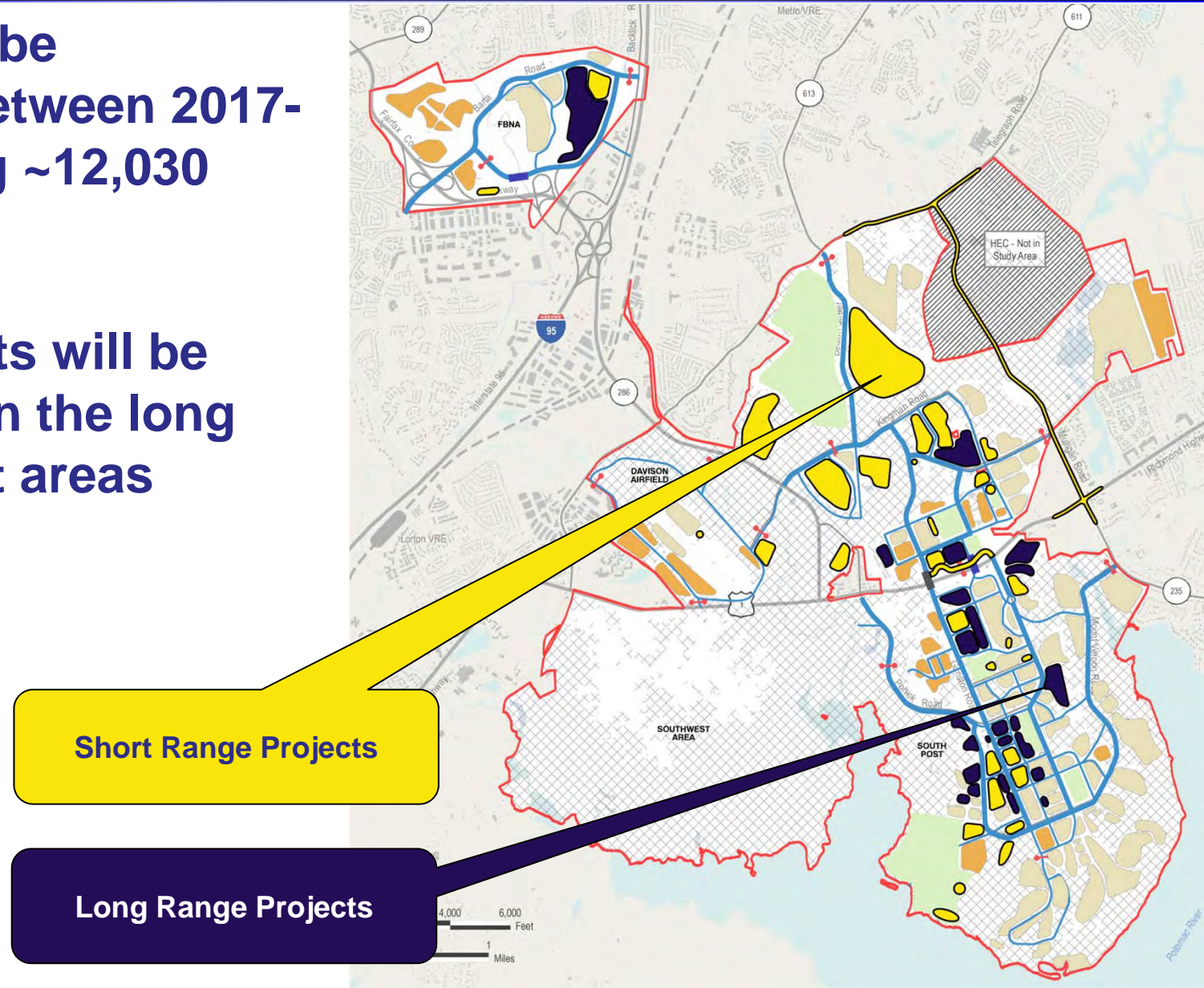
Short Range Projects



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Long Range Projects

- Projects to be completed between 2017-2030, totaling ~12,030 Personnel
- New projects will be located within the long range project areas shown



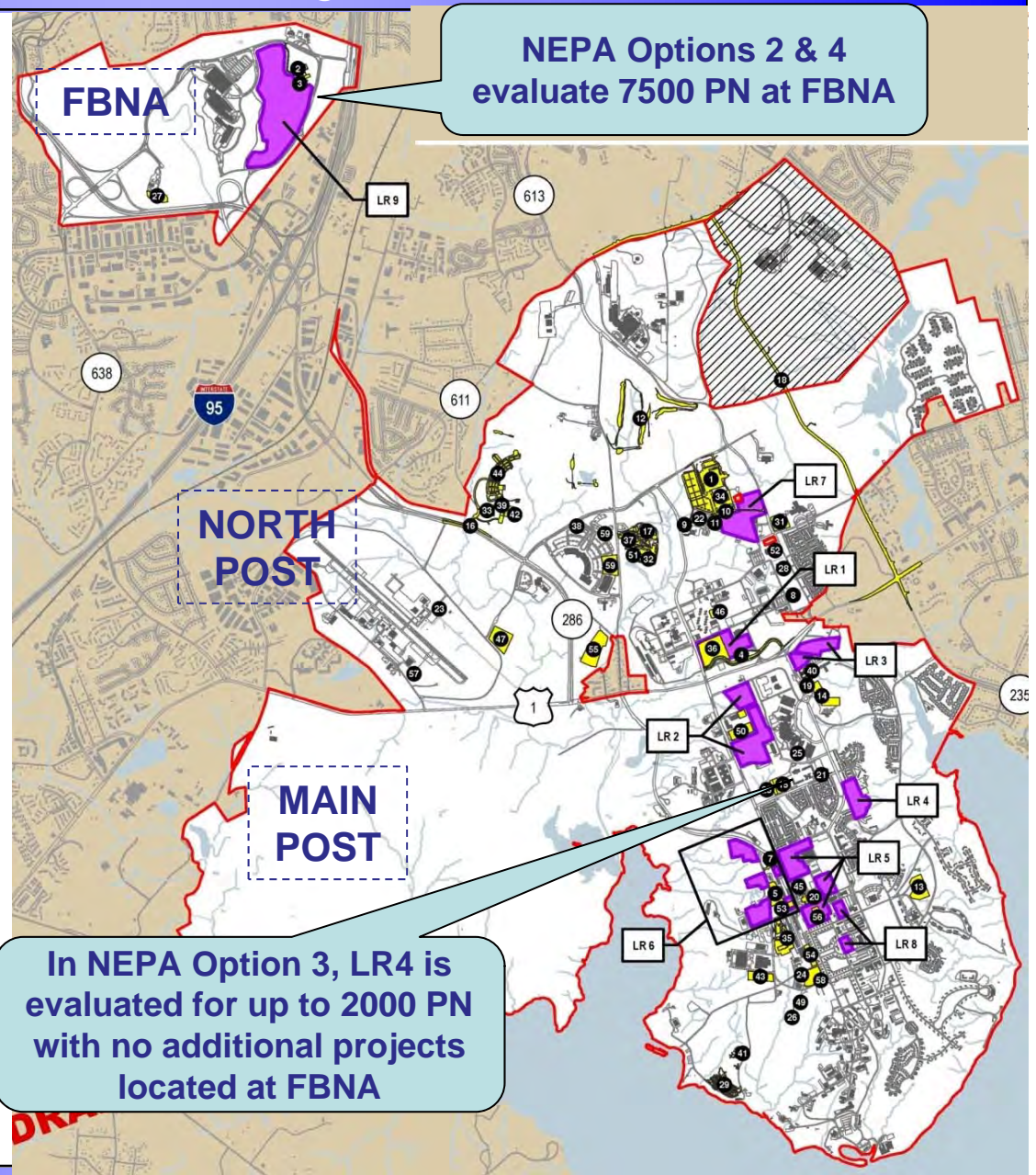
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Alternative Analysis

- **Option 1: No-Build Option**
- **Options 2, 3 & 4**
Alternative Development
Options Evaluated
- **Cumulative Impact
Analysis** based on variances
in the number of new
projects, and personnel within
FBNA, the North Post and
Main Post

 = Short range projects
proposed for completion by
2017

 = Long range projects
projected between FY2018
and FY2030



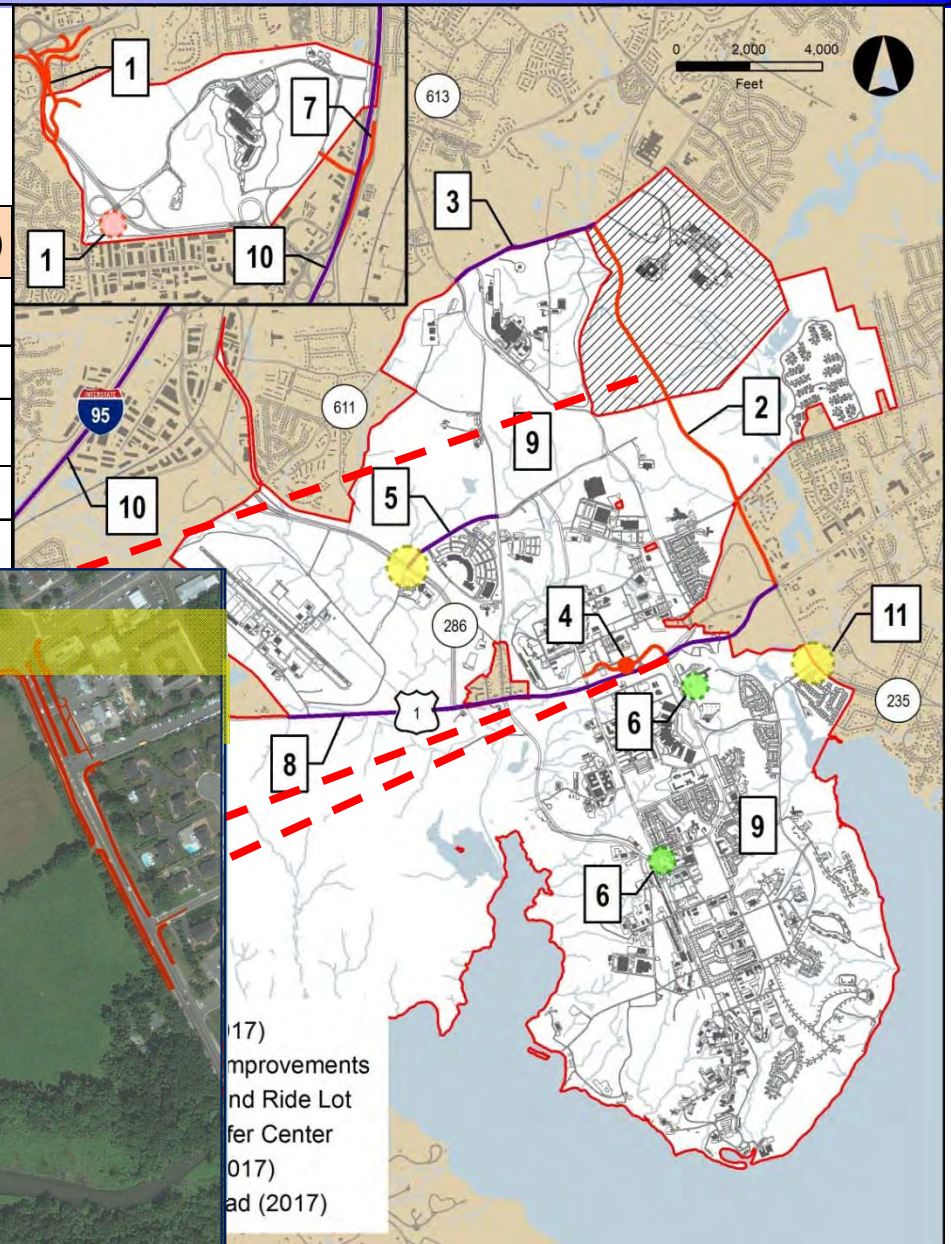
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Near-Term Transportation Improvements

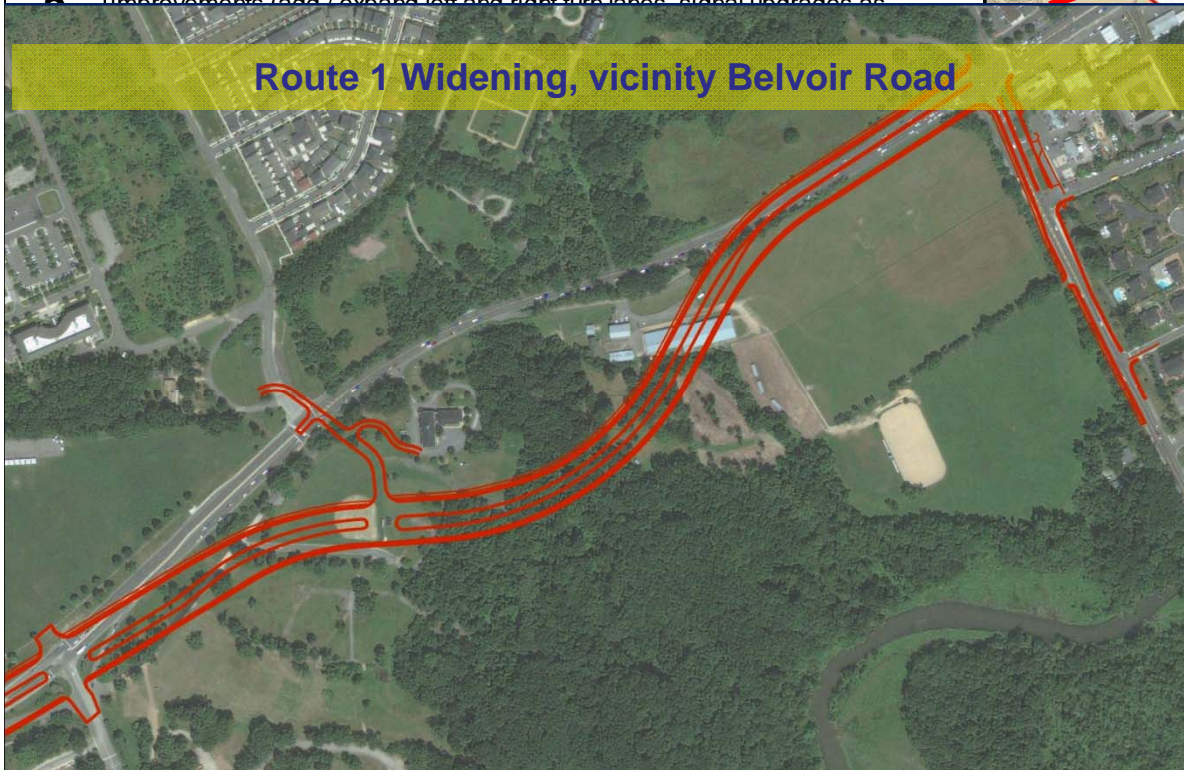
■ Ongoing and Potential Improvements by 2017

Near Term Transportation Improvements (2011 - 2017)

1	Complete Fairfax County Parkway Phase 3. Adds public park and ride lot and on-street bicycle lanes.
2	Complete Mulligan Road (4 lanes) from Route 1 to Telegraph Road.
3	Widen Telegraph Road (from 2 lanes to 4 lanes) from Beulah Street to Mulligan Road.
4	Construct Lieber Gate.
5	Kingman Road / Fairfax County Parkway intersection improvements. At-grade improvements (add / expand left and right turn lanes, signal upgrades, etc.)



Route 1 Widening, vicinity Belvoir Road



(17)
improvements
nd Ride Lot
fer Center
(17)
ad (2017)

ail.mil

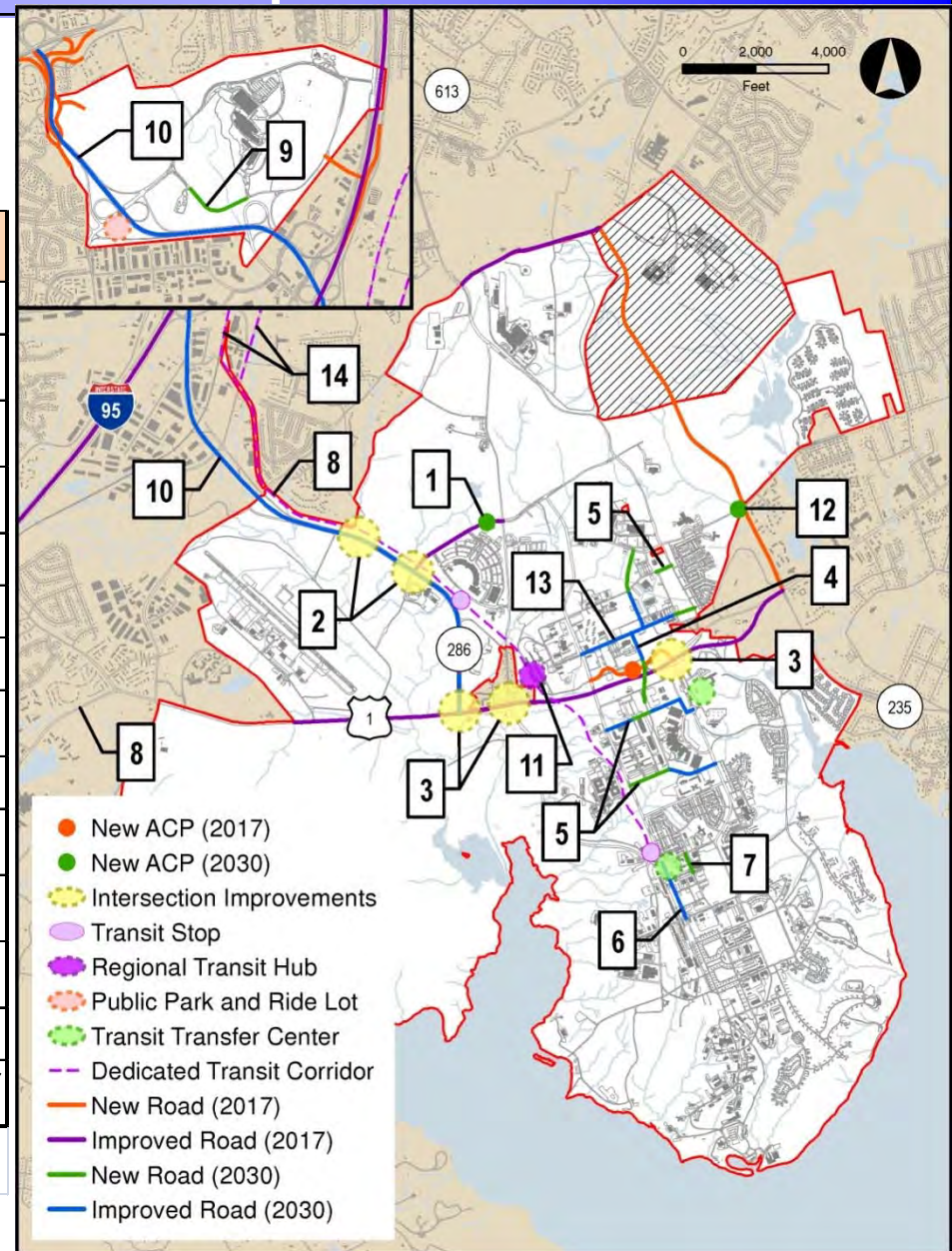
Long-Term Transportation Improvements

■ Potential improvements by 2030

Long Term Transportation Improvements (2018 - 2030)

1	Improvements to Kingman Gate.
2	Grade separated intersections along Fairfax County Parkway at Kingman Road and the NMUSA entrance.
3	Monitor intersections along Route 1 at Fairfax County Parkway, Pohick Road, and Belvoir Road for improvements as needed.
4	Construct Route 1 overpass and construct a two-lane road connecting 1st Street to Gorgas Road.
5	Add internal cross streets (Abbot Road, 3rd Street, 6th Street)
6	Extend 4 lane widening of Gunston Road from 12th Street to 16th Street.
7	Extend Middleton Road to 12th Street (demo Garden Center).
8*	Extend transit along Route 1 to the Lorton VRE station. Use abandoned rail line for light rail or rapid shuttle bus line from Main Post to exiting VRE line. Enhance
9	Complete Heller Road loop at FBNA.
10*	Widen Fairfax County Parkway (from 4 lanes to 6 lanes) from Franconia-Springfield Parkway to Route 1.
11*	Construct regional "transit hub" along Route 1 to support Enhanced Transit Corridor.
12	Potential opening of Meeres Gate (subject to long-term Security and Mission Requirements that are TBD).
13	Widen Goethals Road to 4 lanes and extend to Woodlawn Road.
14*	Two potential alternative Transit Corridor routes to Franconia-Springfield Transfer center are parallel to CSX rail line and Old Cinderbed Road.

* Other Agencies' Transportation Improvements



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Planned Development Hubs

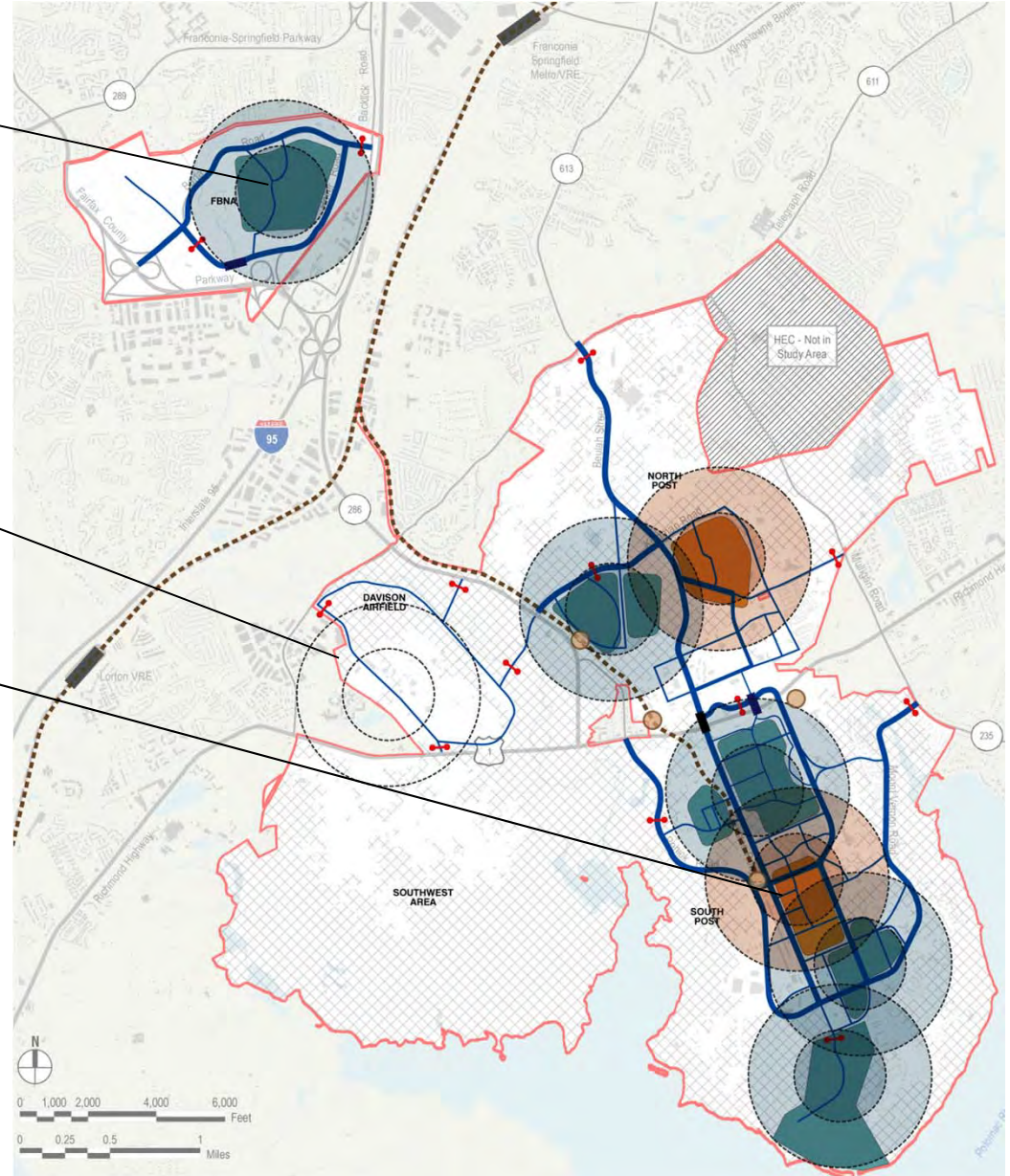
Prominent Employment Centers

Davison Army Airfield

Prominent Commercial Centers

Key Master Plan Strategy:

- **Locate new projects $\frac{1}{4}$ to $\frac{1}{2}$ mile from existing and planned transit corridors**



Transportation Management Strategies

Transportation Management Plan (TMP)...

- Focuses on multimodal solutions
- Promotes enhanced mobility choices
- Reduces Single Occupancy Vehicle (SOV) use
- Establishes a parking management plan to control spaces (60% for admin uses)



A proposed Transit Transfer Center allows convenient access to public/private bus service, dedicated bicycle lanes and walkways; gathering area for carpool and real-time rideshare pickup



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QUESTIONS? COMMENTS?



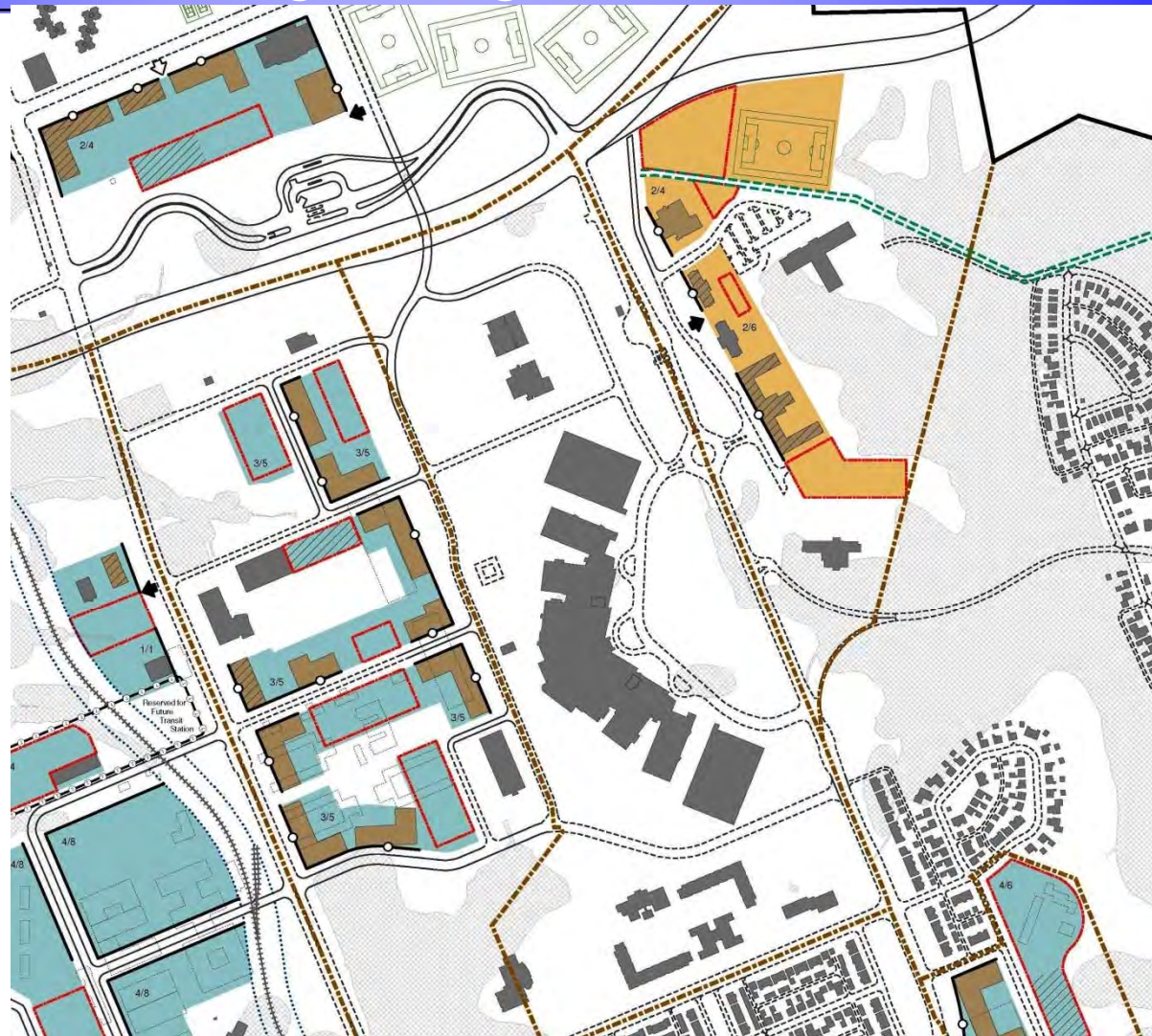
Agency Slides



Regulating Plan

Legend

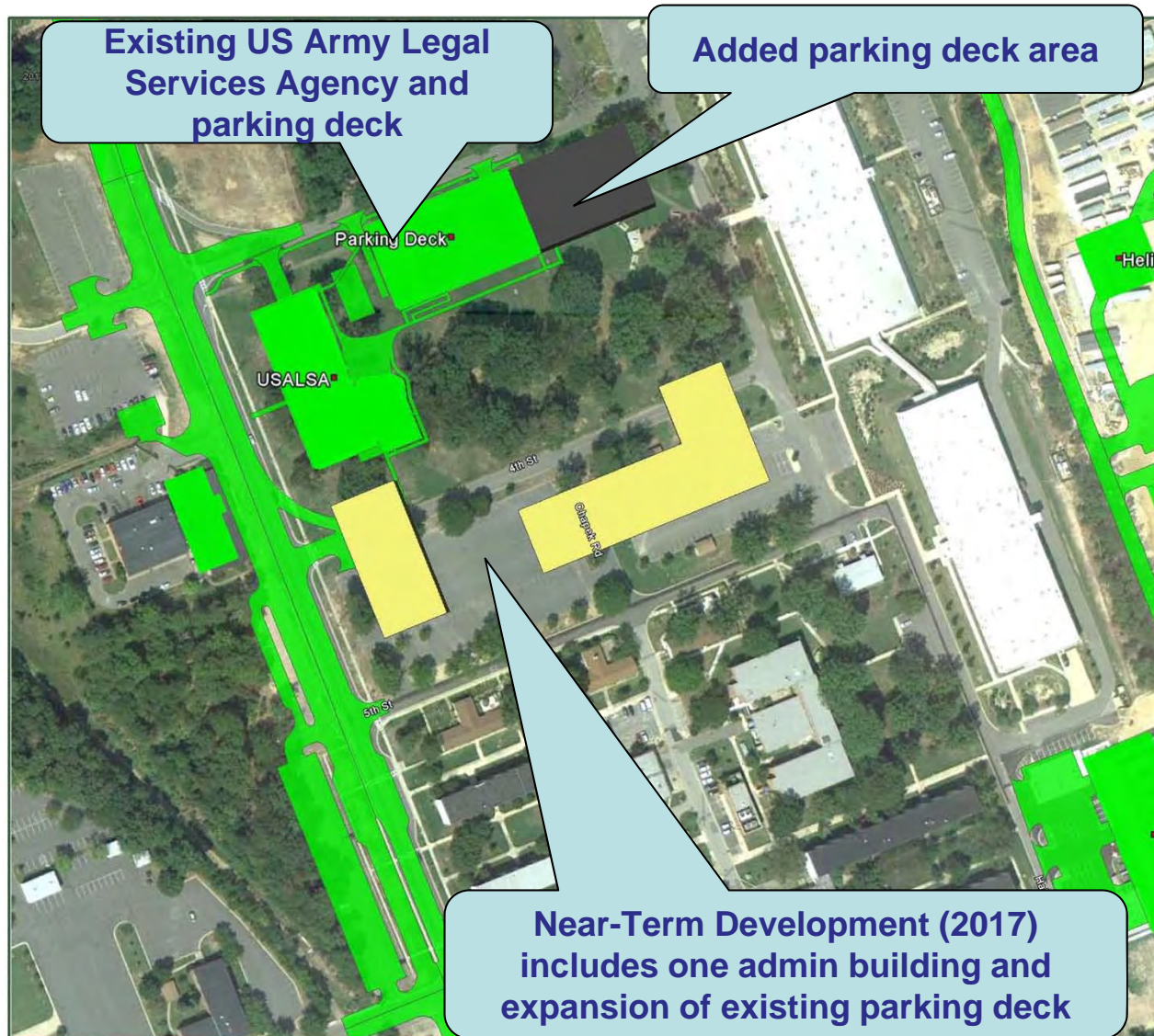
- 2/4 Min. / Max. Building Height
- Possible Entry Location
- ➔ Primary Vehicle Entrance
- ◊ Alternate Vehicle Entrance
- Sanitary Easement
- Helipad Surfaces
- District Boundary
- Required Build-To-Line
- MWR Recreation Framework
- Existing Road
- Future Road
- Existing Rail
- Utility / Transit Corridor
- Transit Station
- Building - Existing Demo
- Building - Existing to Remain
- Building - New Footprint
- Potential Stormwater Management
- Parking Zone
- ▨ Near Term Project
- ▨ Constrained Development Areas
- Community/Mixed Use Land Use
- Industrial Land Use Building Parcel
- Professional / Institutional Land Use Building Parcel



Per Army UFC Guidance: "The Regulating Plan specifies allowable building types on parcels in a district; assigns development standards to specific physical locations; shows how each parcel relates to public spaces and the surrounding neighborhood; and references more detailed, building, street and landscape standards...."



Redevelopment Strategies: 1400 Area



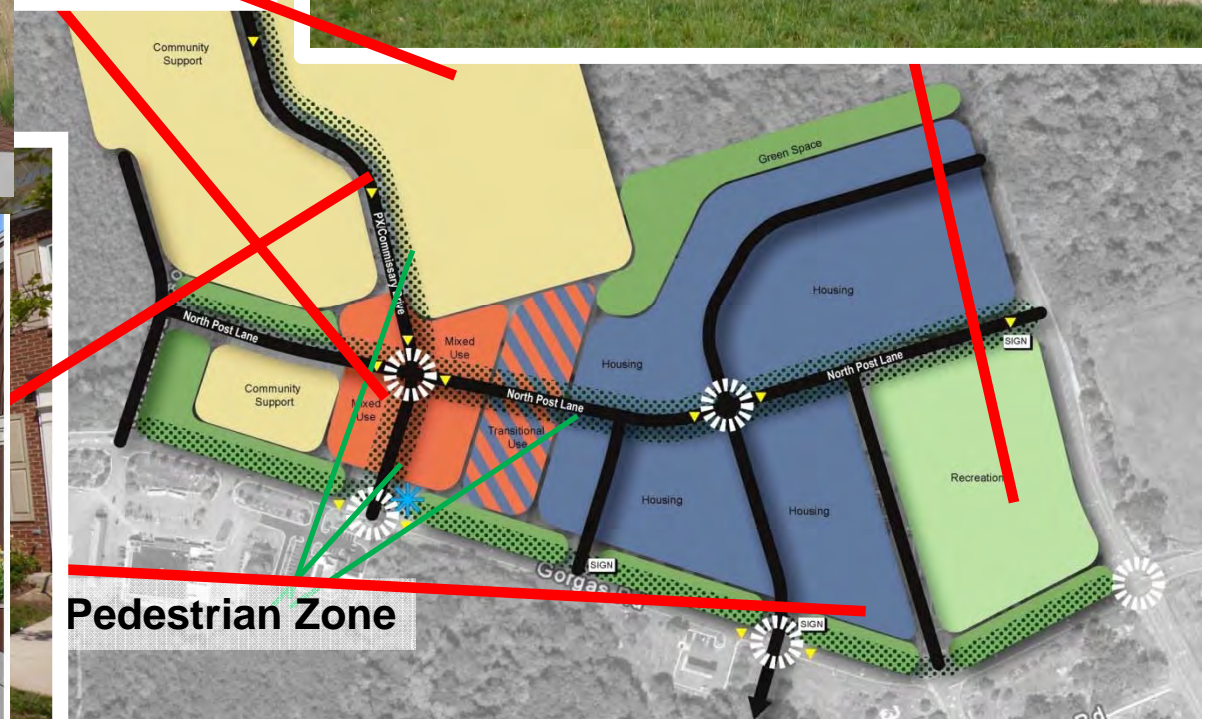
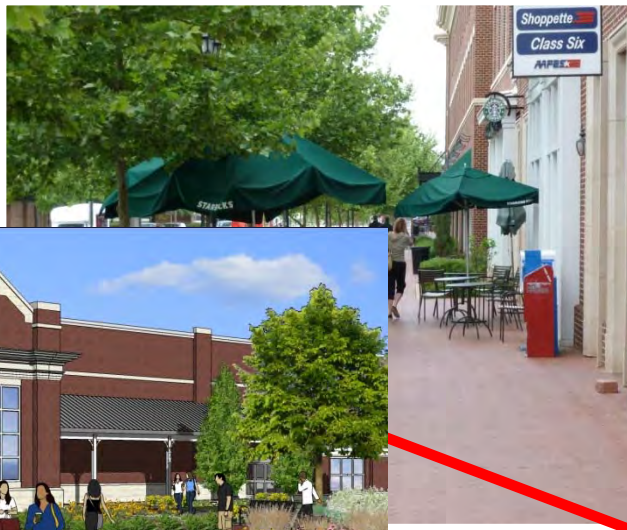
- New development is largely located on previously developed sites
- Avoids construction in environmentally sensitive areas
- Typically new development removes surface parking lots in favor of deck parking and new green spaces



Framework Development Plan

Legend

- Open Space/ Recreatic
- RCI Housing
- Community Support



Pedestrian Zone



QUESTIONS? COMMENTS?



C.2 – Fact Sheets

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Environmental Impact Statement Alternatives



Fort Belvoir, Virginia

In the Short-Range Project and Real Property Master Plan Update Environmental Impact Statement (master plan EIS), Fort Belvoir will evaluate the environmental impact of implementing three alternative future development scenarios and comparing them to no further development within the master plan area (the No Action Alternative):

ALTERNATIVE 1

Full Implementation of the Master Plan

Full Implementation of the Master Plan – assumes implementation of all components of the master plan, including the Short-Range Component (programmed projects with construction starting from 2012 to 2017); the Long-Range Component (the framework for the plan plus long-range projects to be implemented from 2018-2030); the Installation Design Guide; the Transportation Management Plan; the Capital Investment Strategy; and the Real Property Master Plan Digest.

The accompanying table lists the short-range and long-range projects. Many of the short-range projects are well-defined, particularly the ones to be implemented in the next several years. The long-range projects are more conceptual in nature, generally lacking site plans, designs, or known tenants. Full implementation

of the proposed short-range projects would increase the installation workforce from 39,000 by approximately 5,000 to 44,000 by 2017. Full implementation of the proposed long-range projects would add approximately 12,000, bringing the total 2030 workforce to 56,000.

ALTERNATIVE 2

Modified Long-Range Plan

Modified Long-Range Plan – assumes implementation of all components of the master plan except Long-Range Project 9, a secure administrative campus on the Fort Belvoir North Area for up to 7,500 personnel. One project that would be built in the short-range in Alternative 1 slips to become part of Long-Range Project 10: a new administrative building for 1,000 personnel on the Defense Logistics Agency site. Implementing all of the proposed projects except as noted would increase the workforce

from the current 39,000 by approximately 4,000 to 43,000 by 2017 and by approximately 7,000 to 50,000 by 2030.

ALTERNATIVE 3

Modified Short-Range Plan

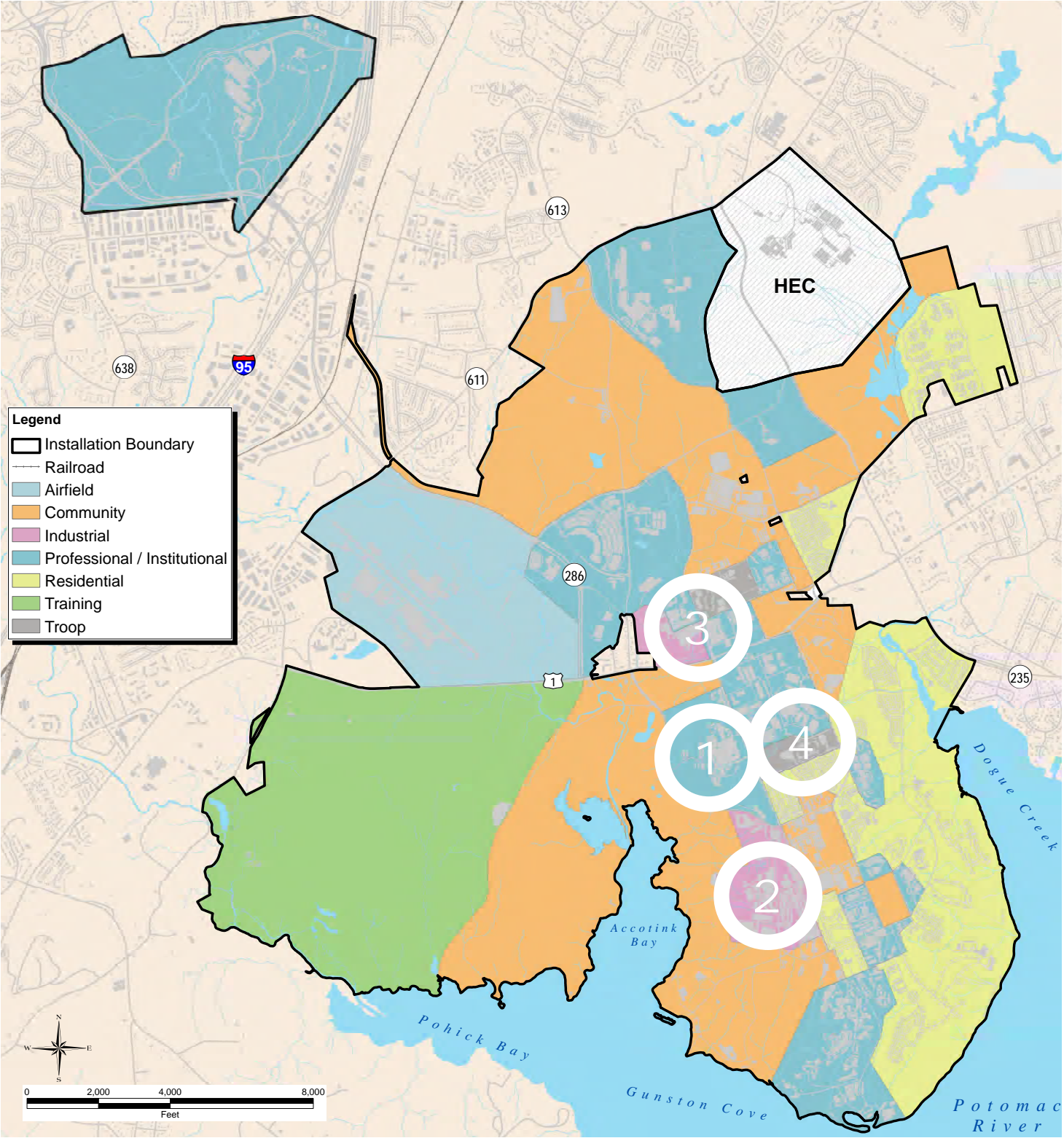
Modified Short-Range Plan – assumes implementation of all components of the master plan except that most of the short range projects would be deferred until 2018 or later, and some projects would have fewer personnel than Alternative 1. The projects that may be deferred are indicated in the accompanying project table. Implementing many projects in the long-range would increase the installation workforce from the current 39,000 by approximately 1,200 to 40,000 by 2017 and by approximately 14,000 to 55,000 by 2030.

ALTERNATIVES

Short-Range & Long-Range Projects

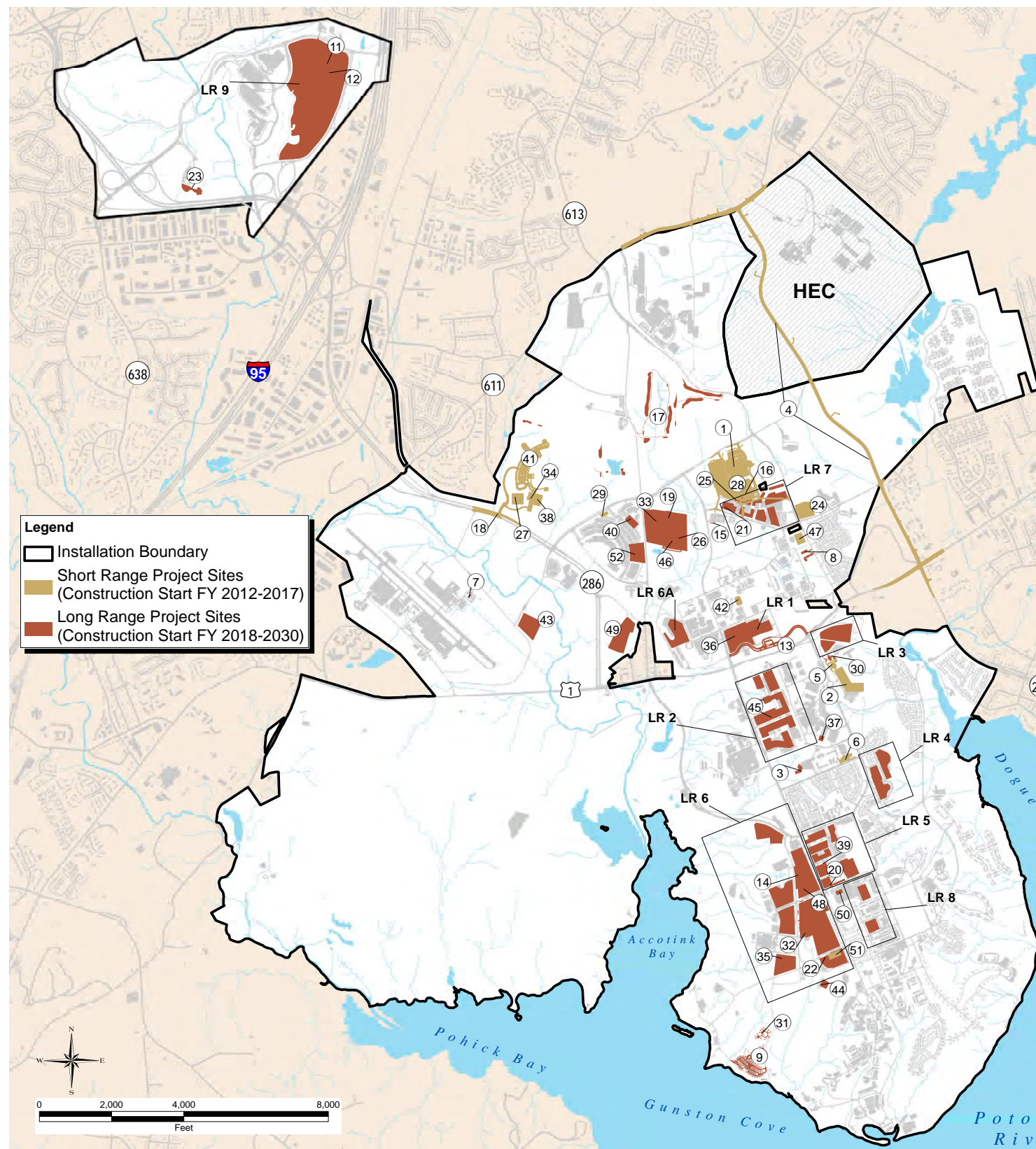
The table below lists the projects proposed for implementation as part of the update of the Real Property Master Plan. Projects are numbered and keyed to the numbers on the Short-Range and Long-Range Projects Alternatives maps. Short-range (SR ●) projects are more fully developed and are programmed for construction starts from 2012 to 2017. Long-range (LR ●) projects would be implemented from 2018 to 2030 and are more conceptual in nature.

PROJECT		ALT. 1	ALT. 2	ALT. 3	PROJECT		ALT. 1	ALT. 2	ALT. 3
1	Main Post Exchange (PX)	●	●	●	27	NMUSA - Phase I	●	●	●
2	Privatized Army Lodging (PAL) - East of Belvoir	●	●	●	28	Main Post Commissary	●	●	●
3	National Intrepid Center of Excellence	●	●	●	29	Defense Logistics Agency (DLA) – Visitor Control Center	●	●	●
4	Mulligan Road - Phase II	●	●	●	30	Fisher House II	●	●	●
5	Fisher House I	●	●	●	31	Family Travel Camp - Phase II	●	●	●
6	USO	●	●	●	32	249th Battalion HQ	●	●	●
7	Expand Davison Army Airfield Fire Station	●	●	●	33	INSCOM - Phase III	●	●	●
8	Child Development Center (CDC) 144	●	●	●	34	NMUSA - Phase II	●	●	●
9	Family Travel Camp - Phase I	●	●	●	35	Retail Fuel Point	●	●	●
10	Utility Privatization - Not Mapped	●	●	●	36	29th Infantry HQ	●	●	●
11	CDC 124	●	●	●	37	Medical Office Building (MOB)	●	●	●
12	CDC 124	●	●	●	38	NMUSA - Phase III	●	●	●
13	Access Road Control Point - Lieber Gate	●	●	●	39	Multipurpose Field	●	●	●
14	Underground Regional Stormwater Management Facility	●	●	●	40	DLA - Parking Garage	●	●	●
15	Army & Air Force Exchange Service (AAFES) Car Wash	●	●	●	41	NMUSA - Phase IV	●	●	●
16	PX Demo	●	●	●	42	Construct Barracks	●	●	●
17	36 Hole Golf Course Reconfiguration	●	●	●	43	Operational Security Evaluation Group (OSEG) Training Compound	●	●	●
18	National Museum of US Army (NMUSA) Roads & Infrastructure	●	●	●	44	338 CDC Ball Field Replacement	●	●	●
19	Army Intelligence Headquarters (INSCOM) - Phase I	●	●	●	45	Secure Administrative Facility	●	●	●
20	Replace South Post (SP) Fire Station	●	●	●	46	INSCOM - Phase IV	●	●	●
21	Car Care Center (Tire Store)	●	●	●	47	Religious Education Center	●	●	●
22	Pet Care Center	●	●	●	48	INSCOM Warehouse	●	●	●
23	National Geospatial-Intelligence Agency (NGA) Canine Training Rest Facility	●	●	●	49	911th Engineering Company Operations Complex	●	●	●
24	Fairfax County School Expansion	●	●	●	50	Vehicle Maintenance Shop	●	●	●
25	Named Brand Casual Dining Restaurant (Old Chicago)	●	●	●	51	Information Systems Facility (for Network Enterprise Center)	●	●	●
26	INSCOM - Phase II	●	●	●	52	DLA - HQ	●	●	●
LR1 - Lower North Post District - Office of Chief Army Reserve Block Administration Buildings		●	●	●	LR6A - Lower North Post West District - Alternative site for low density warehouse and supporting administrative uses		●	●	●
LR2 - 1400 East District Secure Administrative Campus		●	●	●	LR7 - North Post Community Support District Administrative, AAFES, and Community Uses		●	●	●
LR3 - SP Community Support District Medical Office Building, Moral Welfare & Recreation Area (includes two ball fields, approximately 100 parking spaces, play area, picnic shelters and recreation storage sheds)		●	●	●	LR8 - Historic Core District, Administrative (HQ), Parking Deck		●	●	●
LR4 - Administrative Campus District Administrative (HQ), Medical Office		●	●	●	LR9 - Fort Belvoir North Area District Secure Administrative Campus and Support Facilities		●		●
LR5 - Town Center District - Administrative (HQ), AAFES, Community Uses, Fitness Center		●	●	●	LR10 - DLA & INSCOM District Administrative Center, Parking Deck, INSCOM				●
LR6 - Industrial Area District - Low density warehouse and supporting administrative uses		●	●	●	LR10DLA - DLA District Administrative Center, Parking Deck			●	



PROPOSED LAND USE PLAN

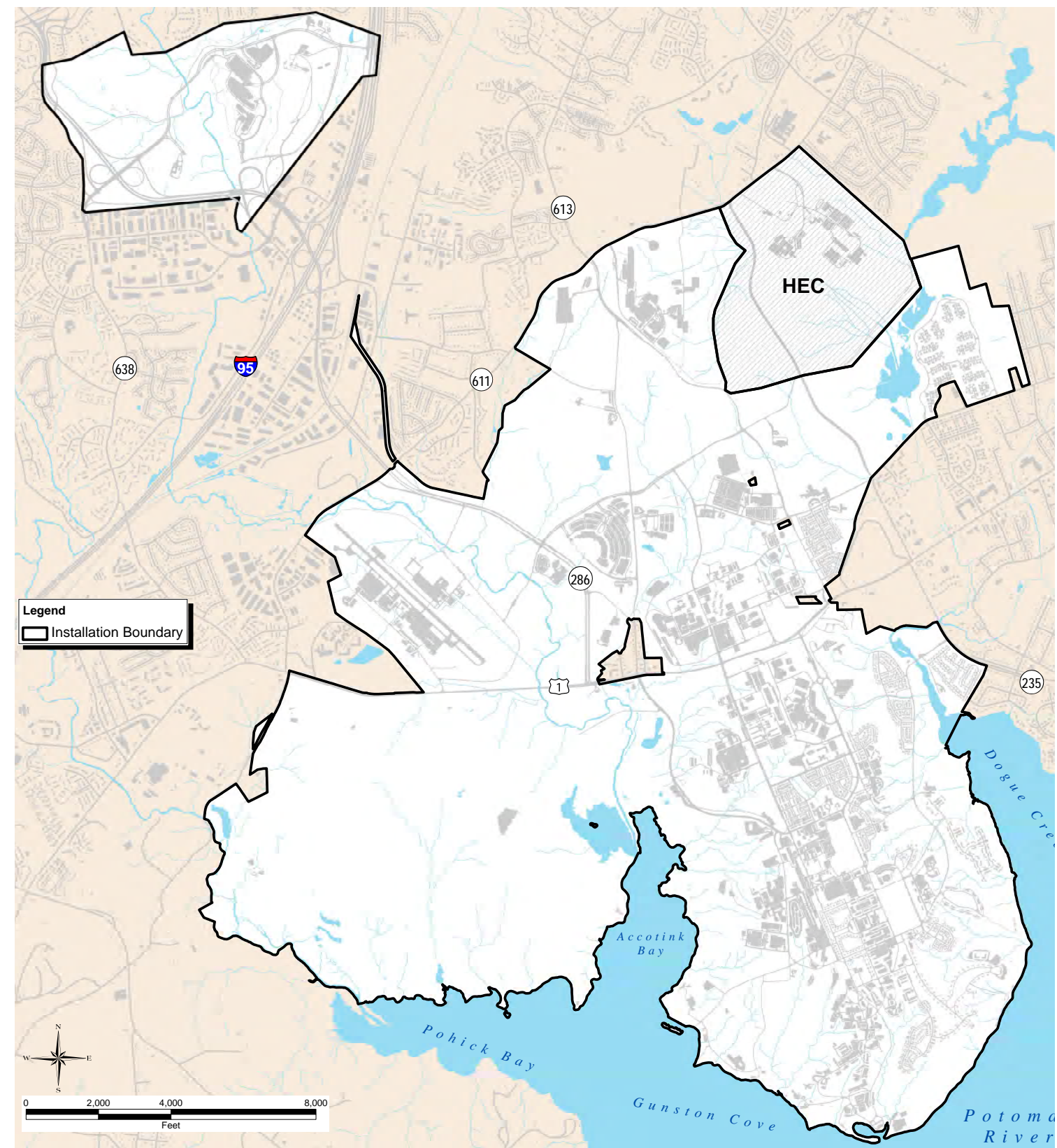
1. Create a professional/institutional land use area adjacent to the South Post Core
2. Reduce the South Post industrial land use area; build new, more efficient facilities
3. Consolidate industrial land uses west of Gunston Road; convert the industrial land use area east of Gunston Road to professional/institutional
4. Change community land use south of Fort Belvoir Community Hospital to troop land use



ALTERNATIVE 3

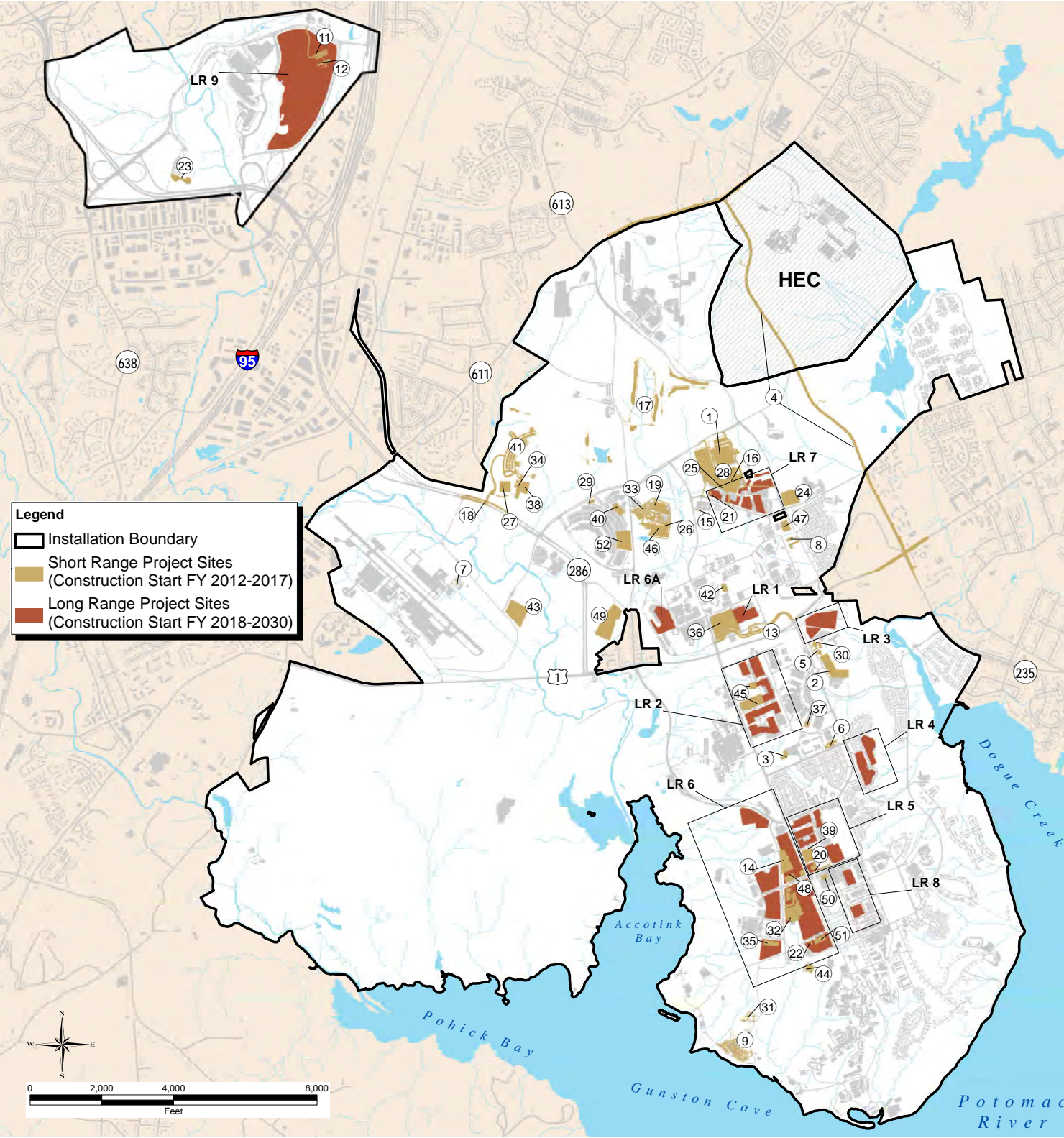
Modified Short-Range Plan

- Most short-range projects deferred to long-range; short-range workforce increases by 1,200 to approximately 40,000 by 2017
- Workforce could increase to a total of 55,000 by 2030 if all projects are implemented



NO ACTION ALTERNATIVE

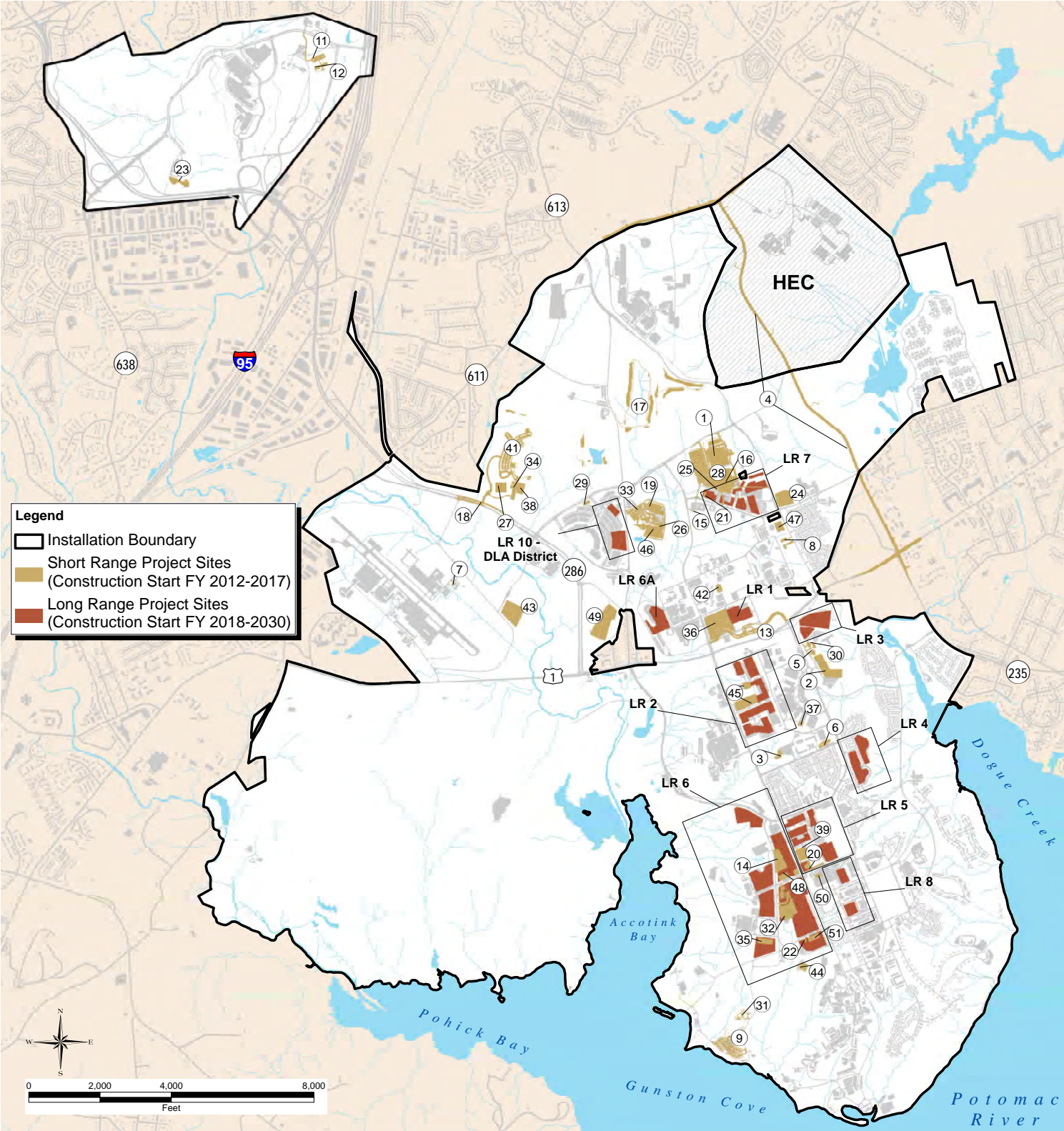
- Current workforce approximately 39,000
- Assumes no new development



ALTERNATIVE 1

Full Implementation of the Master Plan

- Short-range workforce would increase by 4,800 to a total of approximately 44,000 by 2017
- Workforce could increase to a total of 56,000 by 2030 if all projects are implemented



ALTERNATIVE 2

Modified Long-Range Plan

- Short-range workforce would increase by 3,800 to a total of approximately 43,000 by 2017
- Workforce could increase to a total of 50,000 by 2030 if all projects are implemented
- No long-range development on the Fort Belvoir North Area

Environmental Impact Statement (EIS) Analysis Areas



Fort Belvoir, Virginia

This fact sheet addresses the specific analysis areas (resources) being considered in the environmental impact analysis. The Short-Range Projects & Real Property Master Plan (master plan) Update EIS will describe & evaluate impacts to affected resources on Fort Belvoir, in the surrounding community & in the region.

This EIS will focus on the resources, or valued environmental components, that are the most likely to be affected by adopting and implementing the master plan.

What resources will be evaluated in the EIS?

For each resource or analysis area on this fact sheet (as well as others that may be suggested during the EIS Scoping process), the EIS will describe existing conditions and discuss the short-term, long-term, direct, indirect, and cumulative impacts of the planned activities at Fort Belvoir under each alternative. The assessment will include the following resources:

Land Use & Plans – The land use assessment will examine proposed changes in land use to determine whether they would be in accord with current land uses and plans for Fort Belvoir and the surrounding community. In particular, the assessment will determine how well each alternative meets the master plan's guiding principles for development (practicing smart growth, employing compact redevelopment strategies, maximizing use of previously developed areas, preserving existing open space, and phasing out aging infrastructure with sustainable, efficient replacements). The EIS will also include



a review of plans prepared by county, state, and federal agencies that may have a bearing on Belvoir's development.

Socioeconomics – The socioeconomic evaluation will assess the effects of proposed new construction and increased personnel on employment, housing, community facilities and services, income, and community demographics both on Post and in the surrounding community. The evaluation will address any specific effects on nearby low-income and minority populations living in environmental justice communities, as well as any effects on concentrations of children.

Cultural Resources – The cultural resources assessment will evaluate the potential impact of the alternatives on such cultural resources as historic properties, archeological resources, and cultural items, as described in the National Historic Preservation Act Fact Sheet.

Utilities – The utilities evaluation will evaluate the location, capacity, and condition of utilities needed to serve the Post under each of the alternatives. The analysis will address how each alternative meets future needs for services including potable water, wastewater, electricity, natural gas, steam, solid waste, stormwater management, and communications.

Environmental Pollution – The environmental pollution assessment will summarize detrimental discharge of material into the land, air, or water, including incidents before the

RESOURCES

issuance of environmental regulations. There will also be a discussion of environmental restoration efforts, including remediation programs. The EIS team will assess the impact of each alternative on environmental pollution and associated restoration programs.

Transportation – The standalone transportation management plan will include an assessment of the current transportation system on and in the vicinity of the Post, a travel demand management plan, an implementation plan, and a monitoring program. As part of the evaluation, we will determine how well each alternative meets the master plan's guiding principles of encouraging alternative modes of transportation and coordinating development with existing and planned transit opportunities.

Air Quality – The air quality assessment will describe air emissions from construction and facilities operations. As Fairfax County (and therefore Fort Belvoir) is a nonattainment area for the National Ambient Air Quality Standards, it will be important to ascertain whether a formal conformity determination is needed. The ultimate goal of this analysis will be to determine whether the projects under each of the alternatives would have a significant effect on air quality or interfere with the ability of the region to attain federally-mandated air quality standards.



Noise – The noise assessment will include a characterization of common activities that generate noise. Noise levels from projects

considered under the alternatives, in particular construction and operations, will be analyzed. Notably, the vast majority of planning elements outlined in the master plan are relatively quiet (i.e., administrative or residential). All activities will be reviewed to determine their compatibility with other noise at the installation (e.g., operations from Davison Army Air Field). The analysis will then determine whether the projects under each alternative would have a significant effect on the existing noise environment, or create areas of incompatible land uses on or around the installation.

Geology, Topography & Soils – The EIS will describe the topography, geology, and soils of the project area. The report will identify and map features that may constrain development, such as steep slopes, to assess impacts of future construction on topography, geology, and soils for each alternative.

Wetlands & Water Resources – The wetlands and water resources assessment will include information describing the approximate location and type of Belvoir's wetlands

and surface water resources. The assessment will examine proposed projects and development areas in relation to wetlands and surface waters, and likely mitigation measures will be identified if there is overlap. Also discussed will be groundwater resources within the installation, their quality, and existing withdrawals (if any).

Important Ecological Communities & Terrestrial Wildlife – The EIS will focus on those natural areas or communities that are unique or valuable (e.g., the Fort Belvoir Forest and Wildlife Corridor, the Jackson Abbott and Accotink Bay Wildlife Refuges) and will discuss potential constraints that these habitats pose to nearby projects or development areas under each alternative. As a master plan guiding principle, Belvoir encourages development in concert with the natural environment and aims to preserve and protect ecosystems and biodiversity.

Rare, Threatened & Endangered Species – The rare, threatened, and endangered species assessment will examine information on these species potentially occurring on the installation to identify areas where suitable habitat occurs and to determine whether there is any overlap between these areas and proposed project or development areas. Unique plant communities and habitats of special concern will also be identified. The EIS effort will require coordination with the appropriate state and federal agencies to ensure minimal impacts to protected species and their habitats.

Sustainability & Energy Use – The EIS will assess the sustainability and relative energy use under each of the alternatives. The analysis will evaluate and compare the anticipated outcomes of the incorporated sustainability measures in terms of overall reductions in impermeable surfaces and runoff, water use, vehicle miles traveled, petroleum use, energy use, greenhouse gas emissions, use of renewable energy, waste reuse and recycling, and support of ecosystem services. As a master plan guiding principle, Belvoir strives to promote a green environment through design, technology, and best practice and to provide leadership in renewable energy and water conservation.

Coastal Zone Management – The EIS team will prepare a Federal Coastal Consistency Determination for submission to the Virginia Department of Environmental Quality and inclusion in the EIS as an appendix. The consistency determination will evaluate the potential direct or indirect effects of the proposed action on Virginia's coastal zone and coastal resources (land or water uses or natural resources) and will assess the proposed action's consistency with the enforceable policies of the commonwealth's Coastal Resources Management Program.

Proposed Action



Fort Belvoir, Virginia

The action being proposed, and the subject of the environmental impact statement being prepared, is to update the Real Property Master Plan (RPMP, or master plan) for Fort Belvoir and to implement RPMP short-range component projects.

Fort Belvoir requires an updated master plan that reflects current missions, needs, and conditions – a plan that will optimize management of the installation's real property. For the update, the Army will analyze the short-range projects on- and off-post impacts through 2017 and the proposed future development and management of real property on the installation through 2030.

Why is this update being done?

Fort Belvoir established a Real Property Master Plan in 1993 and amended it in 2002. In September 2005, the Defense Base Closure and Realignment Commission (BRAC Commission) recommended relocation of six major Department of Defense (DoD) organizations to Fort Belvoir. The 1993 plan's land use was amended as part of planning for BRAC in 2007. After implementing BRAC actions, and as a result of additional in-migrations of tenants in the post-9/11 environment, the current master plan is no longer a viable planning blueprint. Additionally, Belvoir needs to comply with Army Regulation 210-20 requiring periodic update of installation master plans.

This proposed update of Fort Belvoir's master plan, therefore, would meet the installation's need for a realistic plan that maintains and supports the current mission, anticipates future missions and needs, and satisfies Army regulations.

What, exactly, is a Real Property Master Plan?

A Real Property Master Plan is a U.S. Army installation's strategy for orderly management and use of its real property assets – land, facilities, resources, and infrastructure. This plan is the basis for development at an installation, provides the framework for analyzing resource allocations, and aids management of peacetime and mobilization construction and development activities.

The master plan will include six documents:

Long-Range Component (LRC) – provides the “big picture” and long-range property management framework, establishes the environmental baseline, and presents options for developing real property from 2018 to 2030. Examples include two secure administrative campuses, one on South Post and one on the Fort Belvoir North Area; administrative office buildings on North and South Post; recreational facilities; and transportation improvements, among others.

Short-Range Component (SRC) – consists of more than 50 post-BRAC projects that address Belvoir's current and near-term functional needs, with construction starting between 2012 and 2017. Examples include building the National Museum of the U.S. Army and a redeveloped Main Post Commissary and Post Exchange.

Installation Design Guide – promotes visual order, enhances the natural and man-made environments through consistent architectural themes and standards, and improves the functional aspects of the garrison.

Capital Investment Strategy – describes both permanent comprehensive/holistic solutions and short-term actions to correct deficiencies and meet real property requirements, assuring infrastructure reliability and contributing to sustainable development.

PROPOSED ACTION

Real Property Master Plan Digest – provides the vision, goals, and objectives for installation management and development, and describes the thrust of the installation’s real property development, constraints and opportunities, and the path to achieving the long-range goals for the community.

Transportation Management Plan – includes an assessment of the current transportation system and parking management on and in the vicinity of the Post, a travel demand management plan, an implementation plan, and a monitoring program.

Do the projects proposed for the updated master plan affect the entire installation?

The proposed update of the Fort Belvoir master plan focuses on the installation’s Main Post (7,700 acres) and the Fort Belvoir North Area (800 acres). Fort Belvoir property at Rivianna Station in Charlottesville, Virginia, the Mark Center in Alexandria, Virginia, and the adjacent Humphreys Engineer Center are excluded from this update.

Will implementation of these projects add personnel and new buildings to the installation?

Note that, as discussed further on, there are four alternatives being considered regarding the proposed update, ranging from a no action alternative that signifies no change from the present situation to implementation of all proposed projects in the master plan’s long-range and short-range components. The number of additional buildings would depend on the alternative selected and the specific projects implemented. The number additional personnel would range from 11,000 to 17,000, again depending on the alternative selected.

What would happen if the master plan were not updated?

Fort Belvoir would remain out of compliance with Army Regulation 210-20 requiring periodic updates of an installation’s master plan. Beyond that, however, lack of a master plan that accurately reflects current conditions and personnel numbers would hamper efficient management of real property resources in the present. Going forward, lack of a master plan could potentially



result in negative impact on the installation’s ability to fulfill its mission worldwide, and would mean that future Department of Defense needs at Fort Belvoir would not be met.

Why is an environmental impact statement, or EIS, required for the master plan update?

Environmental impact analysis is required for all major federal actions that have the potential to significantly affect the quality of the human and/or natural environment. The EIS, which is required under the National Environmental Policy Act, NEPA, and 32 CFR Part 651 will assess four alternatives:

- No Action** No action alternative, which assumes that the 1993 master plan as amended would not be updated and that no further growth would occur.
- Alt. 1** Alternative 1, adopt and implement all master plan components.
- Alt. 2** Alternative 2, adopt and implement all short-range and long-range projects except one long-range project on the Fort Belvoir North Area
- Alt. 3** Alternative 3, adopt and implement some of the proposed short-range projects and all long-range projects

Mission & Guiding Principles



Fort Belvoir, Virginia

Present-day Fort Belvoir began modestly in 1912 as a location for Army Engineer School summer training exercises.

With the advent of America's involvement in World War I, the first military construction occurred at the training site with construction of Camp A. A. Humphreys in 1918.

Today, Fort Belvoir is a premier U.S. Army installation totaling approximately 8,500 acres and supporting more than 145 mission partners. Belvoir provides strategic support for U.S. military troops and operations at home and worldwide. Serving active duty military and their families, civilians, and retirees, Belvoir plays a pivotal role in today's post-9/11 world by providing a secure location for numerous critical functions and their associated personnel that have been moved from less secure sites in the National Capital Region. Fort Belvoir has "evolved from a traditional military post to a more broadly based community," according to the Real Property Master Plan currently under consideration.

The Post is a self-contained city with its own infrastructure, land use plans, housing, public space, ordinances, hospital, academic institutions, and administrative buildings that are home to numerous federal agencies. All these assets need to be managed in accordance with regulations, commitment to the community, and commitment to the environment.

This is why an updated Fort Belvoir Real Property Master Plan is so important. In order to properly oversee development and management of land, facilities, resources, infrastructure, and population changes through 2030, the master plan must reflect current conditions and future mission requirements. The installation's current master plan is outdated and unable to address Belvoir's planning needs.

Underlying Belvoir's mission are eight guiding principles developed in concert with its tenants and set forth in the master plan. The principles guide the installation towards efficient land use, reuse of previously developed areas, minimal environmental impact, and creation of a sustainable, world-class installation.



GUIDING PRINCIPLES

8 GUIDING PRINCIPLES

1. Create and sustain a world-class installation

Be a model within the community, region, and among other military institutions; support Belvoir's mission; provide the federal workforce with a secure, premier location; provide soldiers with quality, cost-effective training.

2. Achieve environmental sustainability

Promote a green environment through design, technology, and best practices; provide leadership in renewable energy and water conservation; encourage alternative modes of transportation.

3. Support the natural habitat

Encourage development in concert with the natural environment; preserve and protect ecosystems and biodiversity; incorporate watershed planning into site planning.

4. Recognize land as a valuable resource

Practice smart growth; employ compact redevelopment strategies; maximize use of previously developed areas; coordinate development with existing and planned transit opportunities; preserve existing open space; phase out aging infrastructure with sustainable, efficient replacements.

5. Improve multi-modal connectivity

Expand on-Post transit connections to regional transit systems; ensure effective on-Post connectivity and circulation; ensure safety.

6. Create a diverse and dynamic community

Create a pedestrian-friendly community with mixed use development, public spaces, and recreation; create work places utilizing shared facilities; construct buildings for multiple tenants and uses; utilize unique waterfront resources.

7. Respect Fort Belvoir's history, promote its legacy

Explore innovative reuse of historic property; employ design standards respectful of Belvoir's history; protect natural and cultural resources.

8. Strengthen community partnerships

Support local and regional planning efforts; explore transit partnerships and shared amenities, such as parks and community-based facilities.

The Guiding Principles in Action: Top figure illustrates the existing condition, which is a storage lot for recreational vehicles, much of which is covered by impervious surfaces. Bottom figure illustrates the site plan for the 249th Battalion Headquarters - a proposed short-range project that reuses a disturbed site and results in little to no additional impervious surfaces. The numbers indicate the guiding principles that apply to the proposed development.



What is the Role of the Public in the Section 106 Process?

Section 106 requires the federal agency to involve the public in the review process. Tonight’s meeting is one opportunity for members of the public to be informed about the proposed undertaking and how Fort Belvoir is planning to meet its responsibilities under Section 106. We invite you to share with us any concerns or questions you may have about the historic properties you think may be affected by the implementation of the proposed master plan. Fort Belvoir will consider your input when evaluating the effects of the proposed undertaking and developing the PA. Further opportunities for information and public feedback will be provided in parallel with the NEPA process.

Section 110

Section 110 of the National Historic Preservation Act directs federal agencies to manage historic properties under their jurisdiction in a manner that takes into consideration their historic, archaeological, architectural, and cultural values. Historic properties that are not under the control of a federal agency but may be affected by its actions also must be given consideration. To comply with Section 110, federal agencies must develop a program for the identification, evaluation, nomination to the National Register of Historic Places, and protection of historic properties.



In compliance with Section 110, over the years Fort Belvoir has conducted multiple archaeological and architectural surveys through which the resources within the APE listed above were identified. This is one of several ways in which the Section 110 and Section 106 processes work together. Fort Belvoir’s efforts to comply with Section 110 are ongoing. As buildings reach fifty years of age – which is the threshold for most architectural resources to be potentially eligible – Fort Belvoir evaluates their historic integrity and significance to determine whether they are indeed eligible. Known resources can also be re-evaluated. This is the case for the Fort Belvoir Historic District: the district includes 213 contributing resources. During the preparation of the revised nomination to the National Register, these resources were reappraised; 18 new resources were determined to contribute and 21 others were determined not to contribute to the significance of the district.

Fort Belvoir’s preservation goals and the procedures through which historic properties must be managed in accordance with applicable laws and regulations, including Sections 110 and 106 as laid out in the installation’s Integrated Cultural Resources Management Plan (ICRMP). Fort Belvoir is committing to updating the ICRMP as a stipulation outlined in the RPMP PA.

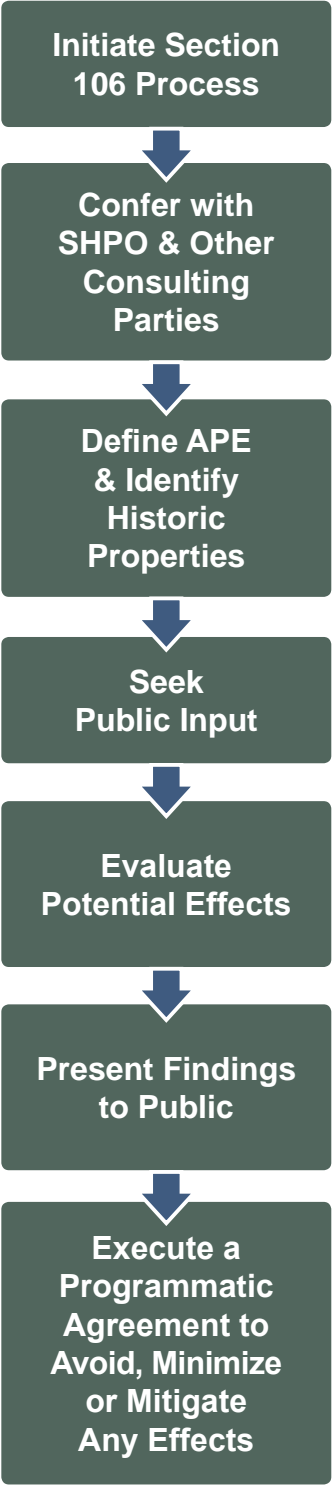




National Historic Preservation Act



Fort Belvoir, Virginia



Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects of their undertakings on historic properties listed or eligible for listing on the National Register of Historic Places in consultation with the State Historic Preservation Officer (SHPO) or officers having jurisdiction over the potentially affected resources.

Steps in the consultation process include initiating the process; defining the Area of Potential Effects (APE); identifying the historic properties within the APE; assessing the potential adverse effects of the proposed undertaking on those properties; and developing measures to avoid, minimize, or mitigate those adverse effects. Government agencies, non-profit institutions, civic organizations, Native American tribes, and individuals with a demonstrated interest in the undertaking and its effects on historic properties must be invited to participate in the process as consulting parties. The general public also must be given the opportunity to participate.

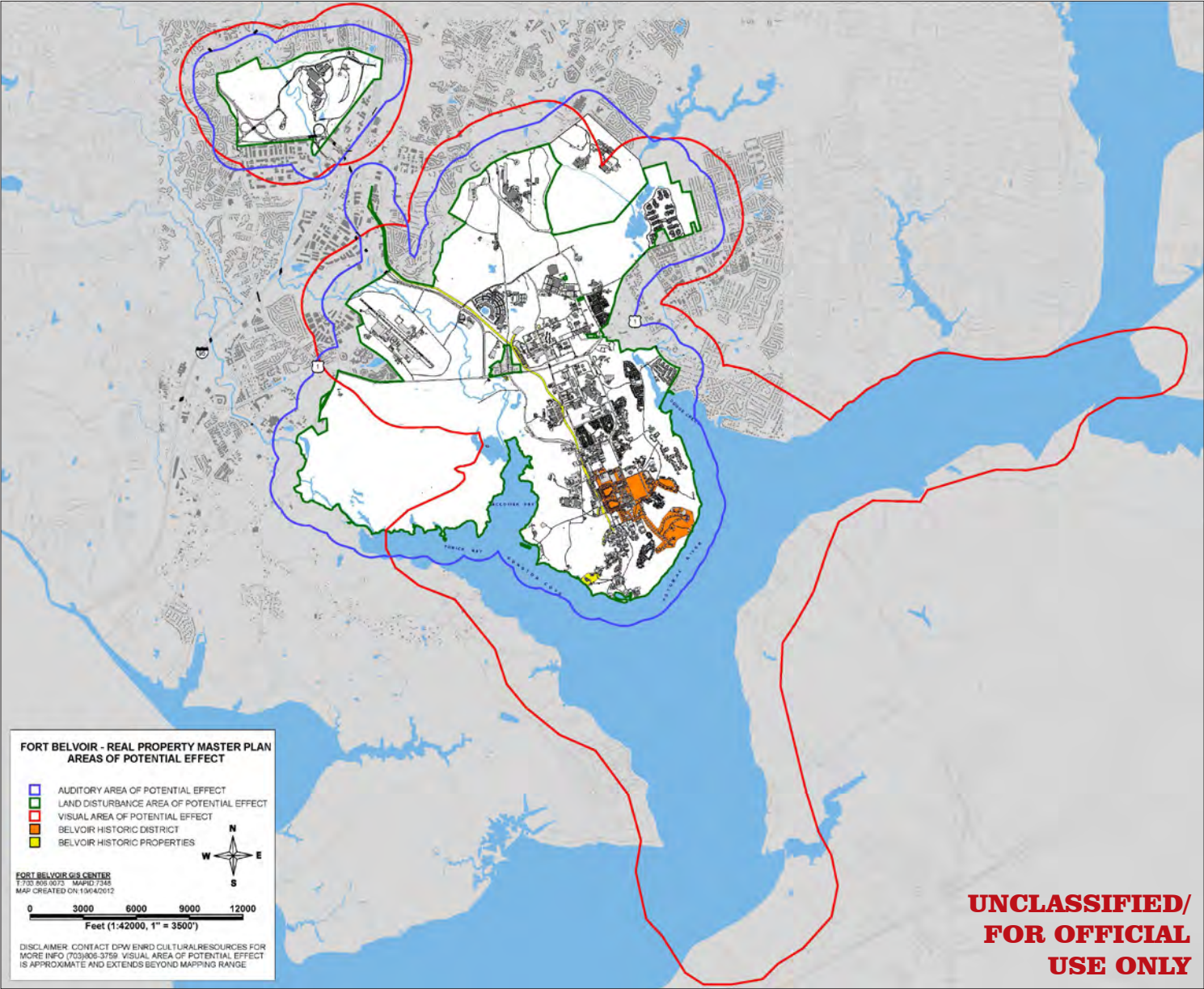
Initiation of the Section 106 Process

In 2008, Fort Belvoir initiated a Section 106 consultation process with the Virginia Department of Historic Resources (VDHR), which is the designated SHPO for Virginia, in parallel with the development of the Real Property Master Plan (RPMP). The goals of this process are to streamline future Section 106 consultations for new facilities to be constructed or renovated on Fort Belvoir, including RPMP short-and long-range component projects, and to seamlessly integrate preservation restrictions and considerations into the RPMP and future planning processes. Because of changes in the scope of the project, the consultation process was put on hold but resumed early in 2012 as the EIS got underway and the RPMP was progressing. Like the Section 106 process and the RPMP process, the EIS process, which assesses the impacts of implementing the proposed short-range projects and the RPMP on the human environment, is conducted in parallel.

Area of Potential Effects (APE)

The APE is “the geographic area or areas within which an undertaking, [in this case the implementation of the proposed master plan], may directly or indirectly cause alterations in the character or use of historic properties. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.”

SECTIONS 106 & 110



To evaluate the direct and indirect effects of implementing the proposed master plan, Fort Belvoir has defined an APE with three components as shown in the accompanying figure:

- **The Land Disturbance APE** – the area within which implementing the master plan may require conducting ground-disturbing activities. The land disturbance APE encompasses all lands covered by the Fort Belvoir RPMP, including Fort Belvoir Main Post (North Post, South Post, Southwest area and Davison Army Airfield), and Fort Belvoir North Area (FBNA). Although portions of Fort Belvoir lands (shoreline and areas adjacent to the installation boundary) are unlikely to be developed, the range of activities undertaken by Fort Belvoir means that all of the lands managed by Fort Belvoir are subject to possible disturbance. Undertakings that may result in land disturbance that are not related to development include, but are not limited to, shoreline stabilization, former range testing activities, stream stabilization, installation of security fencing, etc.
- **The Visual APE for Main Post and the FBNA** – broadly defined as the distance from which an undertaking will be visible. A number of factors influence the visual APE including the nature of the undertaking, terrain, vegetation and surrounding development. The visual APE for Main Post and the FBNA is defined as an area extending one-half mile from the outer edge of the “Developable Areas” of Fort Belvoir, as defined and illustrated in “Framework Plan” of the Fort Belvoir RPMP. These developable parcels consist of both currently undeveloped land and land that is already developed. In instances where the edge of the developable area is within one-half mile of the Potomac River, the width of the river is excluded from the measurement calculation used to define the APE. This APE is based on the assumption that future development on Fort Belvoir will consist of structures that do not exceed ninety feet in height (roughly the equivalent of a six-story building with fifteen-foot floor to ceiling heights). In instances where the Visual APE continues over water for more than one mile and

strikes landfall in a densely vegetated area, the limit of the APE will be met at the shoreline.

- **The Auditory APE** – the area from which noise generated by activities associated with the proposed master plan is expected to be perceived. The auditory APE is defined as one-half mile from the outer edge of all property covered by Fort Belvoir RPMP, including Fort Belvoir Main Post (North Post, South Post, Southwest area and Davison Army Airfield), and Fort Belvoir North Area (FBNA).

Historic Properties within the APE

Section 106 defines historic properties as “any...historic district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places...” Multiple historic properties have been identified in the APE for the proposed master plan. On Main Post, historic properties include the Fort Belvoir Historic District; the SM-1 Nuclear Reactor Complex; the A.A. Humphreys Pump Station/ Water Filtration Facility; the Thermo-Con House; Facility 2287 (Amphitheater); and the Fort Belvoir Military Railroad. Main Post also contains more than 300 archaeological sites, 171 of which are either National Register-listed or eligible, or are potentially eligible and need further study. FBNA, on the other hand, has been surveyed and contains no historic properties.

The APE also contains multiple historic properties outside of Fort Belvoir in both Virginia and Maryland. Among the most notable are Woodlawn and the Pope-Leighey House, the Woodlawn Quaker Meetinghouse, Pohick Church and Cemetery, and the George Washington Grist Mill, as well as other architectural and archaeological sites too numerous to list here.

Consulting Parties

To date, the following Consulting Parties have been invited by Fort Belvoir to participate in the Section 106 review process and have accepted (this list is expected to expand, as more parties accept or request to participate):

Advisory Council on Historic Preservation (which is the federal agency charged with overseeing the Section 106 process); The Virginia SHPO; The Maryland SHPO; The Catawba Tribal Historic Preservation Office; Fairfax County; The National Trust for Historic Preservation; Woodlawn and Pope-Leighey House; The Woodlawn Friends Meetinghouse; Ms. Martha Catlin, an

Interested Party; The Council of Virginia Archaeologists; The Mount Vernon Ladies Association; The National Capital Planning Commission; The National Park Service - George Washington Parkway; Gum Springs Historical Society.

The following Consulting Parties have been invited by Fort Belvoir to participate but thus far have not accepted:

Pohick Church; Woodlawn United Methodist Church; Historical Society of Fairfax County; Woodlawn Baptist Church; National Park Service; National Park Service - Potomac Heritage National Scenic Trail; United Keetoowah Band of Cherokee; Eastern Band of Cherokee; Tuscarora Nation; City of Alexandria, Virginia; Virginia Council on Indians; National Capital Park East; Gunston Hall.

Addressing Potential Effects

Section 106 requires lead agencies, such as Fort Belvoir, to take into account the effects of their undertaking on historic properties, work with consulting parties to identify adverse effects, and minimize them to the maximum extent practicable. According to Section 106, “adverse effects occur when an undertaking may directly or indirectly alter any of the characteristics of a property that qualify it for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.”

Fort Belvoir’s Section 106 process is expected to result in the execution of a Programmatic Agreement (PA). Section 106 defines a PA as a “document that records the terms and conditions agreed upon by consulting parties to resolve the potential adverse effects of a Federal agency program, complex undertaking, or other situations.” Fort Belvoir is developing a PA with the consulting parties that will streamline the Section 106 process with respect to the master plan’s implementation as well as other future actions not related to the master plan in a manner that will facilitate project planning and execution while ensuring any effects on historic properties are adequately identified and resolved. For instance, actions that would affect only buildings already determined to be ineligible for listing in the National Register would not require further consultation with the SHPO, thus allowing both Fort Belvoir and the SHPO to focus on those actions with the potential to have an adverse effects on historic properties.



National Environmental Policy Act



Fort Belvoir, Virginia

In 1969, Congress passed the National Environmental Policy Act (NEPA), our national charter for protection of the environment.

Under NEPA, all branches of the federal government must consider potential impacts to the human and natural environment before undertaking any major action. The President's Council on Environmental Quality (CEQ) established the guidelines to implement NEPA.

Agencies consider the potential impacts of major actions through preparation of an environmental impact statement (EIS). The EIS process informs the public and decision makers about the proposed action, its impacts, and reasonable alternatives that might avoid or minimize adverse impacts to, or enhance the quality of, the environment. The EIS process provides an opportunity for the public and other agencies to comment on federal actions that may affect their community.

What types of actions require an EIS?

An EIS is prepared for actions with the potential to significantly affect the environment, such as expansion of physical facilities, implementation of master plans, or changes in operations.

How is an EIS prepared?

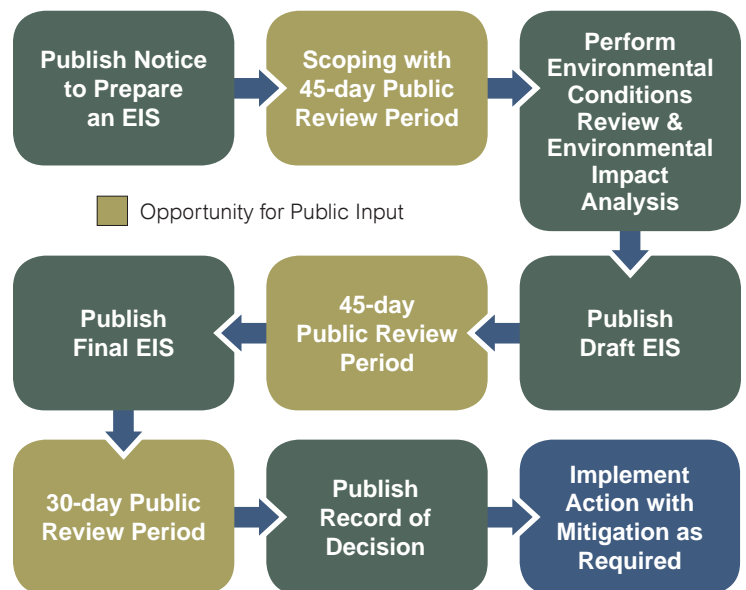
At the outset of an EIS, the agency proposing the action, in this case the Army, develops a range of reasonable alternative approaches to meet the purpose and need for the action. The No Action Alternative is always evaluated to serve as a baseline for comparison with the action alternatives.

Technical professionals then prepare baseline studies for resources that might be affected by the proposed action in order to describe existing conditions. Such resource

areas typically include noise, socioeconomics, air quality, land use, water quality, traffic, vegetation and wildlife, coastal zone management, and hazardous materials, among others. At Fort Belvoir, there are protected resources that would also be assessed, including wildlife and wetland refuges, a forest and wildlife migration corridor, and a designated environmental quality corridor.

The next step is to assess the impacts likely to occur if each of the alternatives were implemented.

Planners evaluate the potential extent and severity of these impacts on the existing environment as described in the baseline resource studies. Impacts can be positive or negative. Potentially significant negative impacts can lead to developing ways to minimize or mitigate impacts or to rejecting alternatives that would result in significant adverse effects.



What is the NEPA process for an EIS?

First a **notice of intent (NOI) to prepare an EIS** is published in the Federal Register by the agency proposing the project. The NOI provides an overview of the proposed project and describes the scope of the EIS.

NEPA

Just after the NOI is published, a 45-day “**scoping period**” commences so that the public and other agencies may review the project and provide input to help determine what the EIS will address. During this time, a scoping meeting is held for the public where information on the project is made available.

Often, the agency proposing the project will also hold a meeting or meetings with other public agencies that may have an interest in the project. Interested members of the public are encouraged to comment, ask questions, and help prioritize issues to be analyzed in the EIS.

The next step is to prepare a **draft EIS (DEIS)**, taking into consideration comments received during scoping. When completed, a **notice of availability (NOA) of the DEIS** is published in the Federal Register and in local newspapers. DEIS copies are placed in public locations for the public to review and are distributed to interested members of the public, government agencies, and other organizations for review and comment.

During this **45-day review period**, one or more public hearings are held. Comments are sought on the range of alternatives considered, impacts associated with each alternative, accuracy and completeness of the data in the document, and conclusions that were reached.

The **final EIS (FEIS)** is prepared next. The FEIS incorporates and responds to all public comment on the DEIS. Responses can take the form of corrections of data inaccuracies, clarifications of and modifications to analytical approaches, inclusion of additional data or analyses, or modification of the alternatives.

The FEIS is available for public review for 30 days. After considering comments received, but no sooner than 30 days after the FEIS is published, a **record of decision (ROD)** is prepared. The ROD establishes the proposed action, describes the public involvement and agency decision-making process, and presents the commitments to mitigation measures. The proposed action can then be implemented.

What does the public have to do with this process?

EISs are issue-oriented, and input from the public – including citizens, elected officials, special interest groups, and local, state, and federal agencies – is very important. Public involvement will:

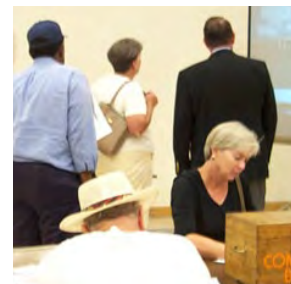
- Actively seek opinions and perceptions from all concerned citizens, organizations, and agencies so

they can be considered during the EIS analyses.

- Keep the public informed about the project and the EIS.
- Promote understanding on the part of the public about the way environmental problems are studied and solved.

Formal public involvement takes place at three points during the EIS process:

- During the scoping process
- During the DEIS review period
- During the FEIS review period prior to issuance of the ROD



How does this apply to Fort Belvoir?

Fort Belvoir proposes to implement new short-range projects and update its Real Property Master Plan (RPMP) to develop a blueprint for planning that will optimize management of the installation's real property – land, facilities, resources, infrastructure, and population changes – through 2030. This update is needed because Fort Belvoir's existing master plan was prepared in 1993 prior to implementing the recent Base Realignment and Closure (BRAC) actions and prior to post-9/11 changes at the installation; it no longer accurately reflects current conditions at Fort Belvoir. Further, Army Regulation 210-20 requires periodic master plan updates.

The proposed changes to the master plan would allow development at Belvoir that could have significant impacts to traffic, air quality, and natural, cultural, and other resources. As part of the EIS process, mitigation measures will be identified for any adverse impacts.

The Army at Fort Belvoir has developed an extensive public involvement program. This public scoping meeting is part of the EIS process and is being held so that you, the public, can participate by offering your comments. Please visit the display stations here to learn about the master plan and the EIS.

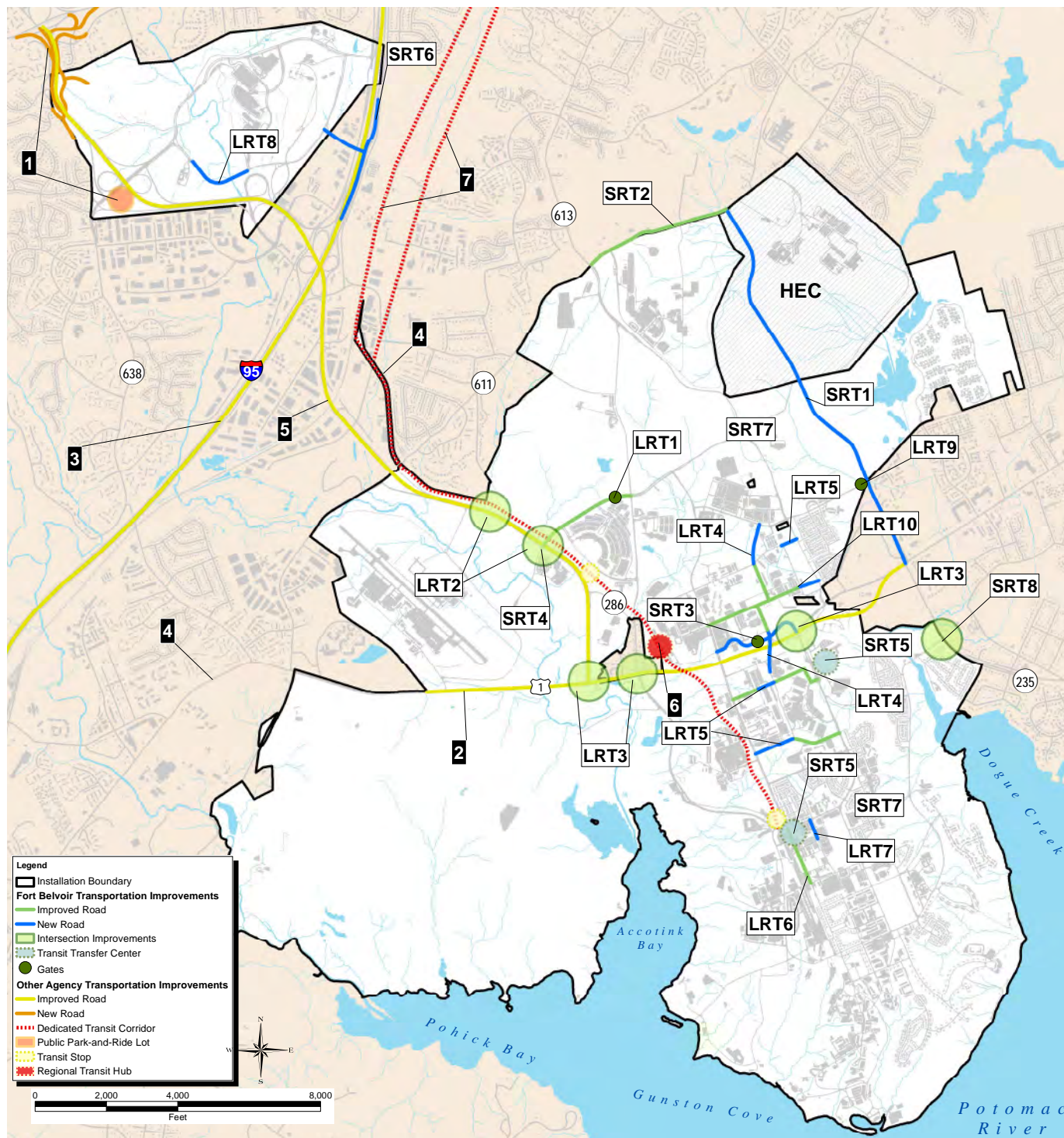
To comment at this meeting, fill out a comment form at the comment table, dictate your comment at the computer station there, or provide your comment to the court reporter.

To comment after the meeting, write to Directorate of Public Works, Environmental and Natural Resource Division, Attn: RPMP EIS, 9430 Jackson Loop, Suite 200, Fort Belvoir, Virginia, 22060-5116. You may also send an email to: imcom.fortbelvoir.dpw.environmental@us.army.mil.

Proposed Transportation Improvements



Fort Belvoir, Virginia



TRANSPORTATION

Term		Transportation Improvement	
Short-Range Transportation Improvements (2012 - 2017)	SRT 1	Complete Mulligan Road (4 lanes) from U.S. Route 1 to Telegraph Road	
	SRT 2	Widen Telegraph Road (from 2 lanes to 4 lanes) from Beulah Street to Mulligan Road	
	SRT 3	Construct Lieber Gate	
	SRT 4	Kingman Road / Fairfax County Parkway intersection improvements: at-grade improvements as needed (add/expand left- and right-turn lanes, signal upgrades)	
	SRT 5	Construct one (1) Transit Transfer Center at either Pence Gate / Belvoir Road to connect to medical campus or 12th Street / Gunston Road to connect Town Center to public transit services – final location to be determined based on demand	
	SRT 6	I-95 high-occupancy vehicle (HOV) access ramp to the Fort Belvoir North Area	
	SRT 7	On-post intersection and road improvements as needed based on new projects: new signals, signal improvements, intersections, and entry turn lanes	
	SRT 8	Walker Gate & Mount Vernon Memorial Highway intersection improvements	
Long-Range Transportation Improvements (2018 - 2030)	LRT 1	Improvements to Kingman Gate	
	LRT 2	Grade-separated intersections along Fairfax County Parkway at Kingman Road and the National Museum of the U.S. Army entrance	
	LRT 3	Monitor intersections along Route 1 at Fairfax County Parkway, Pohick Road, and Belvoir Road for improvement as needed	
	LRT 4	Construct Route 1 overpass and construct a 2-lane road connecting 1st Street to Gorgas Road	
	LRT 5	Add internal cross streets (Abbott Road, 3rd Street, 6th Street)	
	LRT 6	Extend 4-lane widening of Gunston Road from 12th Street to 16th Street	
	LRT 7	Extend Middleton Road to 12th Street (demolish the Garden Center)	
	LRT 8	Complete Heller Road loop on Fort Belvoir North Area	
	LRT 9	Potential opening of Meeres Gate (subject to long-term security and mission requirements to be determined)	
	LRT 10	Widen Goethals Road to 4 lanes and extend to Woodlawn Road	
Other Agencies’ Transportation Improvements	by 2017	1	Complete Fairfax County Parkway Phase 3 –add public park-and-ride lot and on-street bicycle lanes
		2	Widen U.S. Route 1 from 4 to 6 lanes through Fort Belvoir – to be completed by 2016
		3	Widen I-95 to 11 lanes, including high-occupancy toll and high-occupancy vehicle lanes
	by 2030	4	Extend transit service along U.S. Route 1 to the Lorton Virginia Railway Express (VRE) Station; use Belvoir’s abandoned rail line for transit service from Main Post to the VRE line; enhance public bus service
		5	Widen the Fairfax County Parkway from 4 to 6 lanes from the Franconia-Springfield Parkway to U.S. Route 1
		6	Construct a regional transit hub along U.S. Route 1 to support the Enhanced Transit Corridor
		7	Two potential alternative rapid transit corridor routes to the Franconia-Springfield Transfer Center parallel to the CSX Rail line and Old Cinderbed Road

C.3 – Display Boards

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Welcome Public Scoping Meeting



Environmental Impact Statement for Short-Range Projects and Real Property Master Plan Update

October 11, 2012 / 5-9pm



Learn
about the
project



Ask
questions



Offer
comments



Identify
potential
issues

WELCOME

Fort Belvoir



- **Administrative, logistics & operations** for regional and worldwide missions
- **Training & continuing education**
- **Regional housing** for active-duty military families
- **Quality-of-life services** for the military community
- **Environmental & cultural resources** stewardship

Scoping



Scoping is an early and open process for identifying issues to be addressed in the EIS.

What happens during scoping?

During scoping, the Army:

- Holds an **agency and a public meeting**
- Provides **overview** of the proposed project
- Solicits **input** to the study

The public and government agencies help:

- Identify **issues of interest**
- Define **alternatives**

MISSION SCOPING

How can you comment on this project?

At this meeting



After this meeting

Email: imcom.fortbelvoir.dpw.environmental@us.army.mil

Write: Directorate of Public Works
Environmental & Natural Resources Division
RE: RPMP EIS
9430 Jackson Loop, Suite 200
Fort Belvoir, Virginia 22060-5116

Web: Stay current by visiting the Web site
www.belvoir.army.mil/envirodocssection2.asp

**Comments must be postmarked by
OCTOBER 25, 2012**

COMMENT

Real Property Master Plan



What is the RPMP?

Overarching planning blueprint addressing future needs while maintaining current mission:

- Evaluates **future missions**
- Anticipates **future community aspirations** and **enhances community partnerships**
- Incorporates environmental stewardship thorough **sustainable design** and **development**

RPMP

Proposed Action



Implement short-range component projects and update Fort Belvoir's Real Property Master Plan (RPMP)

Why is this needed?

- Reflect **post-BRAC** missions, needs, and conditions
- Provide the **blueprint** for real property planning through 2030
- Comply with **Army Regulation 210-20** and Army Unified Facility Criteria

ACTION

Section 106 of the National Historic Preservation Act of 1966

Initiate Section 106 Process

Confer with SHPO & Other Consulting Parties

Define APE & Identify Historic Properties

Seek Public Input

Evaluate Potential Effects

Present Findings to Public

Execute a Programmatic Agreement to Avoid, Minimize or Mitigate Any Effects



- Requires consideration of **historic preservation** in federal planning
- Applies to **historic properties** on or eligible for the **National Register of Historic Places**
- Requires involving the **public**

SECTION 106

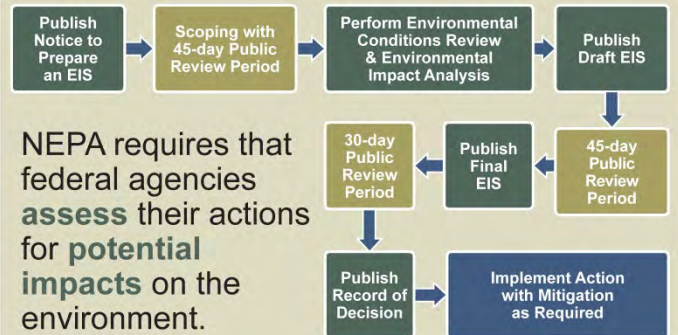
Section 110 of the National Historic Preservation Act of 1966



- Under Section 110, federal agencies must **identify, evaluate, and nominate** historic properties to the National Register
- To date, Fort Belvoir has identified **171 eligible or potentially eligible** archaeological sites, **1 historic district**, **1 multiple property**, and **4 individual properties**

SECTION 110

National Environmental Policy Act Process for an Environmental Impact Statement



NEPA

Cultural Resources Area of Potential Effect (APE)



Land Disturbance APE

The land disturbance APE encompasses all lands covered by the Fort Belvoir RPMP, including Main Post and the Fort Belvoir North Area.

Visual APE

The visual APE extends one-half mile from the outer edge of areas that are or may be developed in the future in accord with the master plan. Where the edge of the developable area is within one-half mile of the Potomac River, the river is excluded from the measurement to define the APE.

Auditory APE

The auditory APE extends one-half mile from the outer edge of all property covered by the Fort Belvoir RPMP, including Main Post and the Fort Belvoir North Area.

Resources Proposed for Evaluation in the EIS



RESOURCES

Guiding Principles Support Fort Belvoir's Mission

World-Class
Military
Installation



Protected
Natural
Habitat &
Ecosystems



Environmental
Sustainability



Dynamic,
Resident-
Friendly
On-Post
Community



Respect
for Land



Improved
Multi-Modal
Connectivity



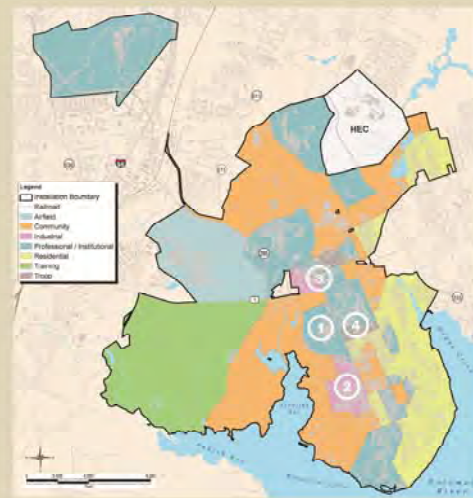
Community
Partnerships



Fort
Belvoir's
Historic
Legacy

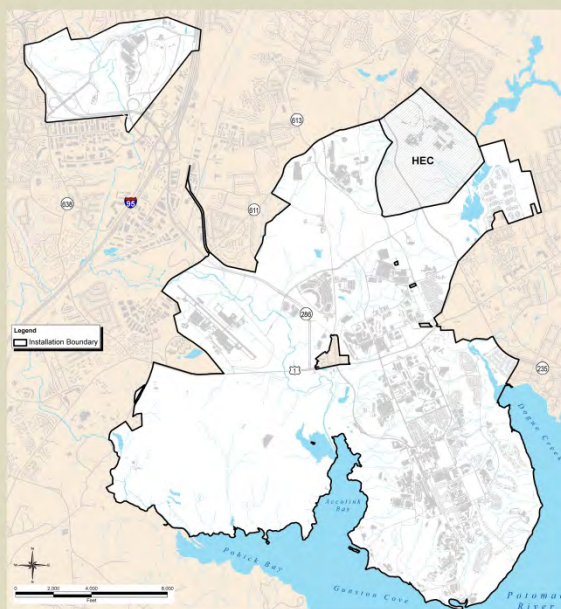
PRINCIPLES

Proposed Land Use Plan



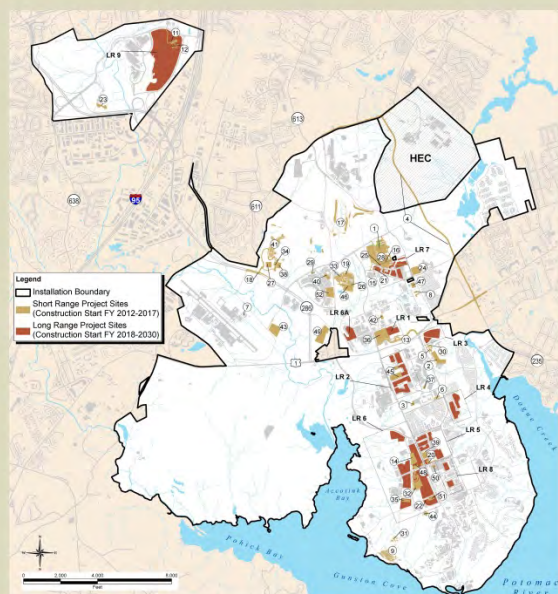
- 1 Create a professional/institutional land use area adjacent to the South Post Core
- 2 Reduce the South Post industrial land use area; build new, more efficient facilities
- 3 Consolidate industrial land uses west of Gunston Road; convert the industrial land use area east of Gunston Road to professional/institutional
- 4 Change community land use south of Fort Belvoir Community Hospital to troop land use

No Action Alternative



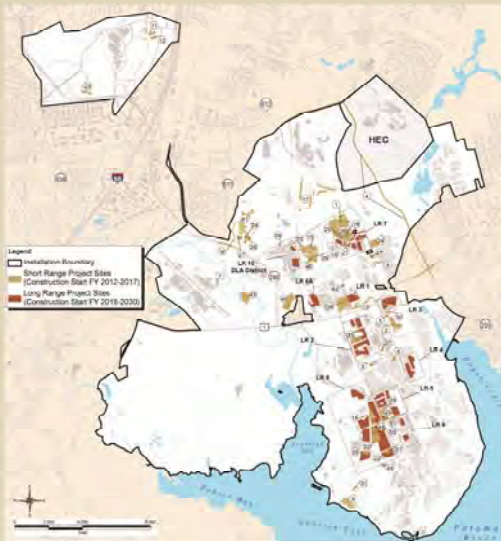
- Current workforce approximately 39,000
- Assumes no new development

Alternative 1 Full Master Plan Implementation



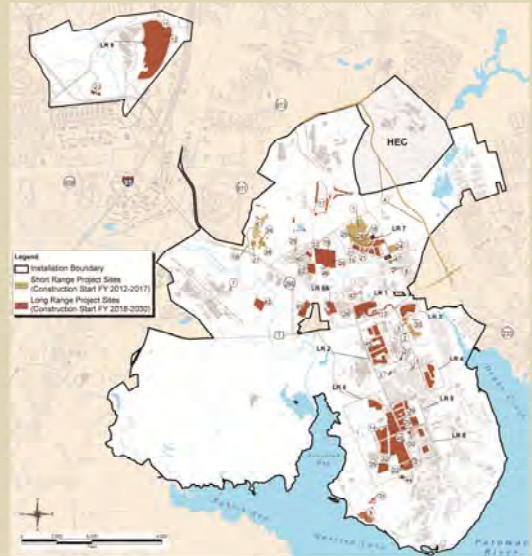
- Short-range workforce would increase by 4,800 to a total of approximately 44,000 by 2017
- Workforce could increase to a total of 56,000 by 2030 if all projects are implemented

Alternative 2 Modified Long-Range Plan



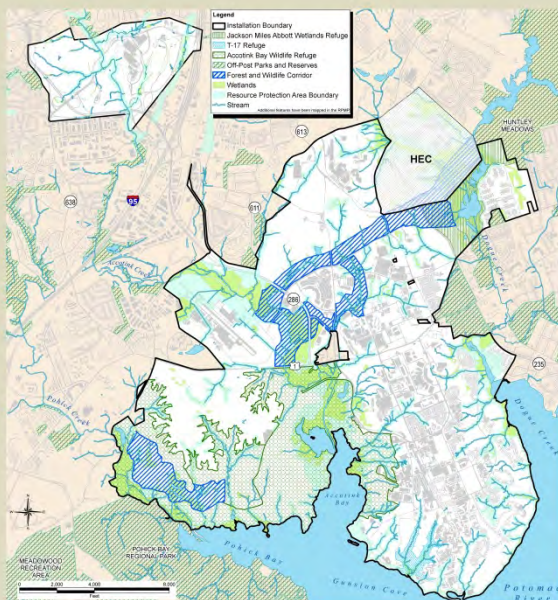
- Short-range workforce would increase by 3,800 to a total of approximately 43,000 by 2017
- Workforce could increase to a total of 50,000 by 2030 if all projects are implemented
- No long-range project on Fort Belvoir North Area

Alternative 3 Modified Short-Range Plan



- Most short-range projects deferred to long-range; short-range workforce increases by 1,200 to approximately 40,000 by 2017
- Workforce could increase to a total of 55,000 by 2030 if all projects are implemented

Natural Resources



Transportation Improvements



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Exhibit D – Newspaper Announcements

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AREA ROUNDUPS

Lorton Man Drowns in Pohick Bay

A Lorton man drowned after his kayak capsized in Pohick Bay on Monday, Sept. 24, Fairfax County police said.

John R. Funk, 58, of the 10000 block of Midway Lane, was fishing in a kayak on Pohick Bay about 3:30 p.m. Monday when the kayak overturned about 100 yards from the shore.

According to police, witnesses saw Funk swimming to shore, yelled to him and ran for help, but he quickly disappeared under the water.

Police said Funk was not wearing a life jacket, and none was found in the kayak.

Learn about Police Careers

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Clifton Town Council Meeting

The next meeting of the Clifton Town Council is Tuesday, Oct. 2, at 7:30 p.m. It's in the Clifton Town Meeting Hall, 12641 Chapel Road in Clifton.



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Environmental Impact Statement (EIS) Short Range Projects and Real Property Master Plan Update U.S. Army Garrison Fort Belvoir, Virginia

Public Scoping Meeting

Thursday, October 11, 2012
South County Center
8350 Richmond Highway (U.S. Route 1)
Alexandria, VA 22309
5 pm to 9 pm

Find out about the Army's plans to implement short-range projects from 2013 to 2017 and update Fort Belvoir's Real Property Master Plan through 2030. The EIS will evaluate the potential environmental and socioeconomic effects associated with the proposed action and will consider a range of alternatives, including no action.

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Email announcements to gazette@connectionnewspapers.com.
Deadline is the Thursday at noon.

ONGOING

UCM's Back Porch Thrift Store is in need of donations of furniture. UCM will pick up furniture, as well as other larger donations, or they can be dropped off at the back of the store Monday through Saturday, from 10 a.m.-5 p.m. To arrange for pick-ups, call 703-768-7106, ext. 320. Located at the Mt. Vernon Crossroads Shopping Center at 7838 Richmond Hwy.

Volunteers Needed. AARP Tax-Aide, a free, national volunteer-run tax counseling and preparation service for low to moderate income and elderly citizens, is currently in need of volunteers to electronically complete and file federal and state income tax forms for the 2013 tax season. The program will offer free five-day training using IRS computers and software. Volunteers become IRS Certified Tax Counselors after completing the training and passing the IRS examination. Trainings sessions will be held in Annandale, Centreville and Alexandria in December 2012 and January 2013. Volunteers interested in the program should visit: www.aarp.org/taxaide.

EVERY THURSDAY

Dance for Parkinson's Disease. 1:30 – 2:30 p.m. At Heritage Presbyterian Church, 8503 Fort Hunt Road. Those with Parkinson's and caregivers are welcome. No dance experience necessary.

THURSDAYS/SEPT. 27 AND OCT. 4

"Quench Your Curiosi-Tea." 1 p.m. Free and open to the community. Each session is different. 1500 Shenandoah Road. Call 703-765-4573 to reserve a seat. Reasonable accommodations will be provided upon request. Call 703-324-4600, TTY 711.

SEPT. 28-30

Food Drives. To conclude Hunger Action Month, Giant Food of Landover, Md. will host Giant Food Community Food Drives at all of its neighborhood locations during store hours. Food banks across the region are in need of

SEE BULLETIN, PAGE 21



Food Drive

Brady Gould helps his mom, Amber, with the food donation baskets on Saturday afternoon, Sept. 15, at the Hollin Hall Safeway before heading off to t-ball practice. UCM (United Community Ministries) is working to fill their food pantry. Members of the Mount Vernon Kiwanis solicited donations from shoppers at the supermarket. The wish list includes: PB&J, tuna fish, canned fruit, rice, dry milk, beef stew, canned vegetables, cereal, baby food, spaghetti, spaghetti sauce, spam, corned beef hash, and macaroni and cheese. UCM is located at 7511 Fordson Road.

PHOTO BY LOUISE KRAFT/THE GAZETTE

PUBLIC NOTICE

Please be advised that a brief fireworks display will take place as part of private events at George Washington's Mount Vernon Estate, Museum & Gardens on the following dates:

Friday, Sept. 28 between 9:30 P.M.–10:00 P.M. (10 minutes)
Monday, Oct. 1 between 9:00 P.M.–9:30 P.M. (3 minutes)
Wednesday, Oct. 10 between 7:15 P.M.–8:00 P.M. (3 minutes)

The Mount Vernon Ladies' Association thanks you for your tolerance and apologizes for any disruption. To receive Mount Vernon fireworks notifications via e-mail, write to: Events@MountVernon.org.

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MOUNT VERNON GAZETTE ♦ SEPTEMBER 27 - OCTOBER 3, 2012 ♦ 7

AREA ROUNDUPS

Lorton Man Drowns in Pohick Bay

A Lorton man drowned after his kayak capsized in Pohick Bay on Monday, Sept. 24, Fairfax County police said.

John R. Funk, 58, of the 10000 block of Midway Lane, was fishing in a kayak on Pohick Bay about 3:30 p.m. Monday when the kayak overturned about 100 yards from the shore.

According to police, witnesses saw Funk swimming to shore, yelled to him and ran for help, but he quickly disappeared under the water.

Police said Funk was not wearing a life jacket, and none was found in the kayak.

Learn about Police Careers

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The Explorers is a good place to start learning about a potential career in law enforcement. They serve police departments and their communities across the country and provide young people with opportunities to learn and practice skills that police officers use on a daily basis. Explorers gain experience in fingerprinting, processing crime scenes, staffing special events and helping officers spread the word about safety and crime prevention.

Firefighters Going Pink

Fairfax County Fire and Rescue Department personnel will don pink shirts between Oct. 1-7 to heighten awareness of breast cancer. During that time, firefighters and staff will wear pink T-shirts as they respond to emergency and non-emergency calls.

This October is the 28th Annual Breast Cancer Awareness Month, and many other organizations nationwide are joining the fight to eradicate this disease. Even the NFL has added a pink ribbon to its logo this month, and players are wearing pink cleats, wristbands, gloves, chin straps and other items showing their support of Breast Cancer Month.

Donations from local employee groups, Fairfax County Local 2068, Fairfax County Progressive Firefighters Inc., UnitedHealthcare and others funded the purchase of the T-shirts.

BULLETIN BOARD

Send notes to the Connection at south@connectionnewspapers.com or call 703-778-9416. Deadline is Friday. Dated announcements should be submitted at least two weeks prior to the event.

SUNDAY/SEPT. 30

Burke Historical Society Meeting. 4 p.m., at Burke United Methodist Church, Room B9, 6200 Burke Centre Pkwy., Burke. Phyllis Walker Ford of the Franconia Museum speaks on the Laurel Grove School. slawski_brian@yahoo.com.

TUESDAY/OCT. 2

Town Council Meeting. 7:30-10 p.m., at Clifton Community Hall, 12641 Chapel Road, Clifton. Meetings the second Tuesday of each month. www.clifton-va.com.

SATURDAY/OCT. 13

Dog Adoptions. 1-4 p.m. PetSmart, 12971 Fair Lakes Center, Fairfax. Every Saturday. Sponsored by Lost Dog & Cat Rescue Foundation. www.lostdogrescue.org.

FRIDAY/OCT. 19

Dog Adoptions. 6:30-8:30 p.m. PetSmart, 12971 Fair Lakes Center, Fairfax. Every Friday. Sponsored by Lost Dog & Cat Rescue Foundation. www.lostdogrescue.org.

SATURDAY/OCT. 20

Homeless Animals Rescue Team Dog Adoptions. 12-3 p.m. Petco, 13053 Lee Jackson Memorial

Highway, Fairfax. Every Saturday. 703-817-9444 or www.hart90.org.

SATURDAY/OCT. 27

Dog and Cat Adoptions. 6:30-8:30 p.m. PetSmart Seven Corners, 12971 Fair Lakes Parkway, Fairfax. Every Saturday. Sponsored by Lost Dog & Cat Rescue Foundation. www.lostdogrescue.org.

ONGOING

Celebrate Fairfax Volunteering. 10 a.m.-7 p.m., at the Fairfax County Government Center, 8350 Richmond Highway, Alexandria. The 20th annual Fall for Fairfax KidsFest (Sept. 29-30; Sunday, Sept. 30, 10 a.m. to 5 p.m.) includes more than 100 interactive activities, exhibits and programs focusing on education, sport and fitness, the environment, public safety and personal health (volunteer t-shirt, snack and a beverage included for volunteers). 703-324-9423 or CelebrateFairfaxVolunteers@fairfaxcounty.gov.
VolunteerFest Open Registration. Registration is open for the Oct. 27 event; register anytime for projects at schools, libraries, parks and nonprofit organizations. The 18th annual area-wide community service day's full list of projects beginning mid-morning and around lunchtime is available at <http://www.volunteerfairfax.org/individuals/volunteerfest.php>

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SPRINGFIELD CONNECTION ♦ SEPTEMBER 27 - OCTOBER 3, 2012 ♦ 5

Fires Damage Apartment and Home

Two unrelated fires caused an estimated \$260,000 in damages in the Hybla Valley and Kingstowne areas during the past few days.

In both cases, however, the cause of the accidental fires was combustibles too close to an ignition source, according to the Fairfax County Fire and Rescue Department.

The first fire was reported shortly after 10 a.m. Saturday at a garden apartment located at 7947 Richmond Highway in the Hybla Valley area.

Firefighters encountered heavy smoke and fire coming from the top floor and eaves of the three-story apartment upon arrival. The incident commander struck a second alarm, bringing approximately 60 firefighters to the scene.

Firefighters initiated an aggressive fire attack, bringing

the fire under control in approximately 20 minutes and were able to confine the fire to the apartment of origin.

Firefighters also ensured that all 17 occupants of the apartment complex at home at the time of the fire were evacuated and all were allowed to return later.

Two adults and one child have been displaced. The occupants were not at home when the fire broke out. The apartment management company was able to make a nearby vacant apartment available for the displaced family. There were no injuries.

Damage is estimated at \$60,000. A halogen lamp too close to combustibles caused the fire.

The fire also caused a significant traffic backup in the north-bound lanes of Richmond Highway for a few miles south of the intersection of the highway

and Mount Vernon Highway.

The second fire was reported around 12:40 a.m. Monday at a house located at 6842 Rolling Creek Way in the Kingstowne area.

Firefighters encountered heavy smoke coming from the roof and eaves of the two-story home upon arrival and conducted an aggressive fire attack entering through the front door and quickly knocked the fire down.

Controlling the fire quickly kept the fire from spreading to an adjacent home 10 feet away. Firefighters determined the home to be vacant. There were no injuries.

Damage is estimated at \$200,000. According to fire investigators, the cause of the fire was combustibles too close to an ignition source.

The fire and rescue department recommends keeping at least three feet of clearance between an alternate heating source and anything combustible and not to store combustible materials in closed areas or near a heat source.

-- Staff report

MVHS Scores Drop

SATs from Page 1

Mathematics, and Writing. FCPS Asian students exceeded the state average for Asian students by 21 points in Critical Reading, 31 points in Mathematics, and 29 points in Writing. FCPS Black students exceeded the state average for Black students by 42 points in Critical Reading, by 46 points in Mathematics, and by 46 points in Writing. FCPS Hispanic students exceeded the state average for Hispanic students by 14 points in Critical Reading, by 20 points in Mathematics, and by 44 points in Writing. FCPS White students exceeded the state average for White students by 39 points in Critical Reading, by 48 points in Mathematics, and by 44 points in Writing. FCPS average scores decreased 1 point in Critical Reading, increased 4 points in Mathematics, and increased 2 points in Writing when compared to 2011 results. The state average score decreased one point from a year ago for Critical Reading, increased 3 points in Mathematics, and remained the same for Writing.

The national average score for Critical Reading is down 3 points from a year ago, down 1 point in Mathematics, and down 2 points in Writing. In addition, FCPS does an additional analysis of College Board data that includes only students from FCPS' class of 2012 in its results. (College Board data may include the scores of students from other jurisdictions and students who are home schooled who took the SAT in Fairfax County high schools.)

In that instance, local FCPS and Mount Vernon and Lee schools' scores were higher.

At Mount Vernon the average for FCPS students was 484, 475, and 470 for Critical Reading, Mathematics and Writing, respectively, about 10 points higher in each category.

At West Potomac, the FCPS students' scores were 530, 539 and 525, for Critical Reading, Mathematics and Writing, ten to 15 points higher in each category.

The trend held true at the other local schools, Edison, Hayfield and South County, as well.

More information on SAT, as well as ACT score results, is available by going to www.fcps.edu.

-- Staff report

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HEALTH CODE VIOLATIONS

These food establishments were closed because of health code violations. The list, compiled from health department reports, reflects actions taken by the departments.

THE DISTRICT

Cafe Japone
2032 P St. NW
Closed Sept. 17 for improper food-holding temperatures, failure to comply with a certified food manager card notice and failure to minimize vermin. Reopened Sept. 19.

Mandarin Carryout
129 15th St. SE
Closed Sept. 19 for failure to minimize vermin. Reopened that day.

Sunnah's Restaurant
1727 Seventh St. NW
Closed Sept. 12 for failure to minimize vermin. Reopened Sept. 17.

Popeye's
409 Eighth St. SE
Closed Sept. 18 for failure to minimize vermin. Reopened Sept. 19.

McDonald's
1235 New York Ave. NW
Closed last Thursday for operating without hot water. Reopened that day.

MARYLAND Delight Donuts
6027 Marlboro Pike, District Heights
Closed Friday for a sewage backup.

Hibachi Japan
3856 Town Center Blvd., Bowie
Closed Sept. 17 for failure to correct

repeat violations.

Kenny's Sub
288 N. Frederick Ave., Gaithersburg
Closed Sept. 18 for insufficient hot water and unsanitary kitchen conditions. Reopened that day.

Moby Dick House of Kabob
7027 Wisconsin Ave., Bethesda
Closed Friday for operating without hot water. Reopened that day.

Flippin' Pizza
8517 Colesville Rd., Silver Spring

Closed Sept. 19 for operating without hot water. Reopened that day.

La Rumba
2311 Price Ave., Wheaton
Closed Sept. 13 for rodent and roach infestations and unsanitary conditions. Reopened the next day.

VIRGINIA Big Papa Pizza
5046 Lee Hwy., Arlington
Closed last Thursday for operating without a certified food manager. Reopened that day.

— Compiled by Terence McArdle

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Exhibit E – Scoping Comments

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E.1 – Matrix of Scoping Comments

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Table E-1: Scoping Comment Summary Matrix

Name/ Agency	Comment Category	Comment	Response	Notes
Federal Government				
National Park Service	Land Use	Ask that the Army consider including a meandering, natural surface trail segment that connects to the Potomac Heritage National Scenic Trail.	RPMP includes the trail.	Peter May, NPS-NCR 25 Oct 2012 letter
National Park Service	Land Use	Ask that the Army review the authorities, policies, and agreements that the Department of Defense and agencies have for coordination with the National Park Service and others to support development and management of such trail segments.		Peter May, NPS-NCR 25 Oct 2012 letter
National Park Service	Land Use	The trail segment could complement potential bicycling facilities being considered as part of the Route 1 widening project.		Peter May, NPS-NCR 25 Oct 2012 letter
U.S. Fish and Wildlife Service	Biological Resources	The Virginia Field Office no longer provides environmental reviews, but has developed a website to assist in project reviews.		Cindy Schulz, USFWS-VFO 13 Apr 2012 letter, sent via Kimberly Smith 26 Oct 2012 email
U.S. Environmental Protection Agency, Region III	Land Use	Describe in detail and quantify the project area, specifying the type and acreage of land impacted as well as a description of the existing buildings on the site including their use.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Permits	Discuss and permits required before commencement of the project. This may include a Section 404/Section 10 permit from the Corps of Engineers, state water quality certification, and local construction and zoning permits.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Long Range Component	If long range project information and details are not known, then state within the DEIS if environmental evaluation and documentation will be forthcoming as projects develop.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Alternatives	The DEIS should include a detailed discussion and description of the proposed buildings, location, size, and purpose for each facility proposed in the action alternatives in order to assess environmental resources that may be impacted. If this information is not know for inclusion in the DEIS, state if environmental evaluation and documentation will be forthcoming.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
U.S. Environmental Protection Agency, Region III	Waste Management	Identify cleanup sites within the facility including detailed information of contaminants, resource areas impacted, status of cleanup, and location relative to the areas proposed for implementation in the updated master plan.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Waste Management	Identify known hazardous materials, including asbestos-containing materials (ACM), lead-based paint (LBP), and oil and other hazardous materials (OHM), located within the study area. The status of the materials should be discussed as well as remedial methods described (if applicable), in addition to providing a detailed plan for proper disposal.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Chesapeake Bay EO 13508	Notes that Fort Belvoir is within the Chesapeake Bay watershed and thus subject to requirements outlined in the Chesapeake Bay Executive Order 13508. Address adherence to EO 13508 Section 502 Guidance.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Energy	Outlines the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Low-Impact Development	Notes that federal agencies are required to reduce the impacts on watershed hydrology and aquatic resources, and are required by EO 13148 to incorporate the principles put forth in a 10 August 1995 guidance intended to promote the principles of sustainable landscape design and management. Provides site design and planning practices to minimize stormwater impacts.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Sustainability	Outlines the requirements of EO 13514, Federal Leadership in Environmental, Energy, and Economic Performance.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter
U.S. Environmental Protection Agency, Region III	Pollution Prevention	Notes that Congress passed the Pollution Prevention Action in October 1990 and outlines principles applicable to the proposed construction and renovation projects.		Barbara Rudnick, USEPA Region III 5 Nov 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	General	The master plan update should adhere to the federal planning policies established in the Transportation, Parks and Open Space, and Federal Environment Elements of the Comprehensive Plan for the National Capital (Comprehensive Plan) and the EIS should analyze future development impacts in as much detail as possible, within the context of these policies to demonstrate compliance with the Comprehensive Plan.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	<p>The master plan update should adhere to the following applicable policies and the EIS should adequately analyze impacts to demonstrate conformance with these policies:</p> <ul style="list-style-type: none"> • Provide parking only for those federal employees who are unable to use other travel modes; • Give priority to carpool and vanpool parking over that for single-occupant vehicles; • Provide parking for disabled persons in accordance with federal law; • Provide parking for official vehicles and visitors in accordance with Federal Property Management Regulations; • Place parking in structures, preferably below ground, in the interest of efficient land use and good urban design; • Position parking facilities so as not to obstruct pedestrian and bicycle access to buildings; • Consider nearby commercial parking space availability in calculating parking requirements, assuming that employees who choose to drive can purchase parking in nearby private facilities at market rates. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	For Main Post, the master plan update should adhere to a minimum parking ratio goal of one employee parking space for every 1.5 employees. Once the High Occupancy Vehicle (HOV) ramp is provided, the FBNA should adhere to a minimum parking ratio goal of one employee parking space for every two employees. If the installation does not currently meet this goal, the master plan update should demonstrate how the prescribed parking ratio will be met using a phased approach linked to planned improvements over time.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Transportation	<p>The master plan update should be supported by a detailed, up-to-date Transportation Management Plan (TMP), reflected in the EIS analysis, based on the following federal planning policies:</p> <p>Transportation Management Plans</p> <ul style="list-style-type: none"> • Prepare TMPs to encourage employee commuting by modes other than the single-occupant vehicle; • Develop TMPs that explore methods and strategies to meet prescribed parking ratios, and include a thorough rationale and technical analysis in support of all TMP findings; • Analyze scenarios that incorporate data on employee home zip codes, nearby bus routes, Metrorail, MARC, and VRE lines and their schedules, and that identify existing and planned HOV lanes; • Include, within TMPs, implementation plans with timetables outlining each agency's commitment to reaching TMP goals; • Reflect, within TMPs, planned regional transportation infrastructure or service improvements within five miles of the federal facilities. <p>Transportation Demand Management</p> <ul style="list-style-type: none"> • Encourage ridesharing, biking, walking, and other non-single-occupant-vehicle modes of transportation for federal commuters; • Maximize telecommuting strategies for employees in accordance with federal law; • Employ compressed and variable work schedules for employees, consistent with agency missions; • Support pedestrian and transit commuting through Live-Near-Work programs; • Steadily increase transit subsidy rates, and consider applying subsidies and incentives to other modes, such as biking, walking, carpooling, and vanpooling. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	<p>The Transportation Element of the Comprehensive Plan encourages all federal campuses to operate intra-campus circulators with the following operating characteristics and associated infrastructure:</p> <ul style="list-style-type: none"> • Maximum of 15-minute headways or on-call service; • Service to areas of federal campuses adjacent to or near Metrorail stations; • Waiting facilities (shelters, benches); • Signage to identify shuttle stops and maps of service area. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Transportation	Notes that the NCPC is pleased that Fort Belvoir has recently instituted a campus shuttle and has worked closely with Fairfax County on providing bus service to the Franconia-Springfield Metrorail station and recommends that the Army continue that collaboration to provide the best service possible to its employees and visitors.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	The master plan update and EIS should provide information and analyze how existing and future planned shuttle service is consistent with the Comprehensive plan's policies. These services should be adequately reflected in the EIS analysis to assess future campus development impacts to the system's future operations and overall campus' travel characteristics and parking demand.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	<p>The following bicycle-related policies should be reflected in the master plan update and properly analyzed in the EIS:</p> <ul style="list-style-type: none"> • Provide bicycle travel lanes, paths, or trails between campus entrance points and all buildings on the campus. Where bike lanes, paths, or trails exist outside of the campus, bicycle travel ways on campus should connect to those outside of the campus. • Provide secure and sheltered bicycle parking spaces or bicycle lockers in close proximity to building entrances at federal buildings and on federal campuses. The number of spaces provided should be in accordance with the requirements of the local jurisdiction in which the federal facility resides, if such requirements exist. In the absence of such requirements, federal facilities should provide an abundant supply of bicycle lockers or parking spaces to meet current employee needs and to promote bicycle commuting. • Provide employee clothes lockers and showers at federal buildings and on federal campuses to support bicycle commuters. Space should be reserved in new facilities to allow for the provision of showers and lockers to support the bicycle commuting population. Specific goals for bicycle parking should be outlined in the TMP, keeping in mind that visitors may also arrive by bicycle. • Provide a safe and convenient means of entry and egress to vehicle garages for bicycle commuters. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	Requests that the Army review <i>Implementing a Successful TMP</i> , a document created by NCPC, the Metropolitan Washington Council of Governments (MWCOC), and the General Services Administration (GSA) to help agencies develop a strong TMP.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Transportation	Recommends that the Army evaluate how visitors park and get around Fort Belvoir and states that the TMP should evaluate multi-modal transportation options for visitors.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	The Army should work with Fairfax County to develop traffic impact study assumptions regarding future local/regional transportation network improvements and future background traffic growth (forecasted traffic generated from off-campus development) for the EIS. NCPC encourages the Army to work with Fairfax County and the Virginia Department of Transportation on which intersections should be analyzed for level of service (LOS) for both on and off the installation.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Transportation	Encourages the Army to evaluate bicycle and pedestrian connections to off-installation trails and sidewalks to provide commuting and recreational options for Fort Belvoir employees and residents. Particularly, NCPC encourages the Army to collaborate with the National Park Service (NPS) on the implementation of the Potomac Heritage National Scenic Trail (PHT) through the installation. The master plan update and EIS should evaluate a meandering pedestrian trail through Fort Belvoir for the PHT in conformance with the intent of the trail experience. The Comprehensive Plan notes that the federal government should develop "new trails and complete partial trails ... to provide a system of contiguous regional trails for extensive recreational and transportation use," and the plan notes that one of the trails to be completed is the PHT.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Parks and Open Space	<p>The master plan update should adhere to the following applicable policies and the EIS should adequately analyze impacts to demonstrate conformance with these policies:</p> <ul style="list-style-type: none"> • Conserve and maintain the essential open space character of areas in the region with significant park, open space, cultural, or natural qualities that contribute to the setting of the National Capital Region (NCR). • Maintain and conserve trees and other vegetation in the landscaped buffer areas on federal installations in a natural condition. Perimeter roads and cleared areas on these sites should be kept to a minimum, carefully landscaped, and managed in a manner that addresses security, aesthetics, and natural character. • Protect and enhance the green landscape and park-like character provided by trees, grass, and other native plant materials in the NCR by removing invasive species and replanting with native species. • Retain natural wooded buffer areas in the vicinity of federal installations throughout the region. • Where large paved areas are required, preference should be given to using pervious surface. Existing large parking areas should be removed as soon as feasible and restored to a landscaped condition with active or passive recreational uses. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Parks and Open Space	At its review of the Post Exchange building, the NCPC requested that the Army provide a tree replacement plan as part of the master plan update; this plan should comply with the Comprehensive Plan's policies.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Parks and Open Space	Encourages the Army to work with Fairfax County and the Virginia Department of Environmental Quality to ensure a sufficient and detailed EIS analysis of the master plan update's development impacts related to open space and vegetation.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Air Quality /Energy	<p>The master plan update should adhere to the following applicable policies and the EIS should adequately analyze impacts to demonstrate conformance with these policies:</p> <ul style="list-style-type: none"> • Encouraging further usage of alternative 'clean' fuels (e.g., hybrid, fuel cell, compressed natural gas, and 'clean' diesel fuels); • Minimizing power generation requirements, such as by utilizing best available 'green' building systems and technologies; • Utilizing non-polluting sources of energy (e.g., solar energy); • Indoor air quality should be promoted by using environmentally-friendly ('green') building materials, construction methods, and building designs. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Water Quality	<p>The master plan update should adhere to the following applicable policies and the EIS should adequately analyze impacts to demonstrate conformance with these policies:</p> <ul style="list-style-type: none"> • Upgrade water supply and sewage treatment systems, and separate storm and sanitary sewers to avoid the discharge of pollutants into waterways. • Avoid thermal pollution of waterways, and provide and maintain adequate vegetated buffers adjacent to bodies of water to protect fish and other aquatic life, and to reduce sedimentation and pollutants. • Minimize tree cutting and other vegetation removal to reduce soil disturbance and erosion, particularly in the vicinity of waterways. When tree removal is necessary, trees should be replaced to prevent a net tree loss. • Use pervious surfaces and retention ponds to reduce stormwater runoff and impacts on off-site water quality. • Encourage the use of innovative and environmentally-friendly best management practices in site and building design and construction practice, such as green roofs, rain gardens, and permeable surface walkways, to reduce erosion and avoid pollution of surface waters. • Encourage the implementation of water reclamation programs at federal facilities for landscape irrigation purposes and other appropriate uses. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Stormwater	The master plan update should address how future installation development will adhere to Section 438 of the Energy Independence and Security Act (EISA) and Executive Order (EO) 13508, Chesapeake Bay Protection and Restoration. Specifically, Section 438 instructs federal agencies to use site planning, design, construction, and maintenance strategies to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property for any project with a footprint that exceeds 5,000 square feet. EO 13508 establishes an action plan that includes efforts undertaken by all federal agencies, designed to increase the overall health of the Chesapeake Bay, and sets forth related program goals.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Stormwater	The master plan update should evaluate the existing condition of stormwater management facilities at Fort Belvoir and recommend improvements where needed.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Land Use/Biological Resources	<ul style="list-style-type: none"> • Avoid destruction of or damage to wetlands. • Encourage only compatible land uses adjacent to wetlands. • Coordinate wetland activities with federal, state, and local government programs and regulations, and with special programs such as the Chesapeake Bay 2000 Agreement. • Discourage development in areas of identified high erosion potential on slopes with a gradient of 15 percent and above, and on severely-eroded soils. Excessive slopes (25 percent and above) should remain undeveloped. • Limit uses on highly-unstable soils to passive recreation and open space. • Locate and design buildings to be sensitive to the natural groundwater flows. • Preserve existing vegetation, especially large stands of trees. • Incorporate new trees and vegetation to moderate temperatures, minimize energy consumption, and mitigate stormwater runoff. • Discourage locating intensive land uses within or adjacent to designated and important wildlife habitats. • Encourage facility design and landscaping practices that provide cover and food for native wildlife. • Discourage development or significant alteration of areas used by migratory wildlife. • Encourage the restoration of degraded water and land habitats, in coordination with federal and local agencies. • Consider the impacts, including cumulative impacts, of environmental changes on wildlife habitats and the biodiversity of an ecosystem. Consideration should extend to non-protected areas, as well as areas protected by designations such as parks and wetlands. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email

Name/ Agency	Comment Category	Comment	Response	Notes
National Capital Planning Commission	Land Use/Noise	<ul style="list-style-type: none"> • Avoid locating activities that produce excessive noise near sensitive natural resources, and sensitive human uses such as residential areas, hospitals, and schools. • Locate, design, and construct improvements to roads, driveways, loading docks, and parking lots for federal facilities in a manner that is sensitive to existing adjacent land uses. • Ensure that noise-generating activities at federal facilities, such as loading dock operations, festivals, and concerts, are sited and scheduled with sensitivity to the surrounding environment and community. • Follow a practice of 'prudent avoidance' of radio frequency (RF) exposure. Federal agencies should reduce the exposure of workers and the public to RF fields where they may be prevalent, including those from power lines, antennas, equipment, and other recognized sources of RF and electromagnetic field emissions. • Utilize advances in technology, such as fiber optics, cooperative antenna technologies, and teleports; and monitor changes in standards and guidelines for the installation of antennas. 		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
National Capital Planning Commission	Sustainability	The master plan update and EIS should evaluate strategies for achieving the goals set forth in the new EO 13514, which establishes goals for the federal government to increase its sustainability efforts. While NCPC staff commend DoD's policy of all new construction meeting LEED Silver standards, we encourage the Army to have a higher standard for Fort Belvoir, given the goals of the EO and of the EISA. The master plan update should include a sustainability section that includes discussion on how it will meet the goals of the EO 13514 and the DoD Sustainability Action plan.		Christine Saum, NCPC 15 Nov 2012 letter, sent via Cheryl Kelly 27 Nov 2012 email
State Government				
Virginia Dept of Transportation	Traffic and Transportation	The EIS should include an analysis of the adequacy of the external roadway network to accommodate the development levels being considered for both the short- and long-range conditions. This analysis should specifically address the levels of service on the roadways approaching the installation, as well as the performance of individual intersections adjacent to Belvoir.	Comment noted. Details will be discussed at a future coordination meeting.	Kanathur N. Srikanth, VDOT-NVD 19 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
Virginia Dept of Transportation	Traffic and Transportation	Several improvements identified in both the short- and long-term conditions are described in insufficient detail to understand their impacts and evaluate their performance—examples include several references to unspecified “intersection improvements.” The EIS should identify the specific elements of each proposed intersection improvement and the physical impacts of these improvements, and should evaluate their contribution to the performance of the roadway network.	Comment noted. Details will be discussed at a future coordination meeting.	Kanathur N. Srikanth, VDOT-NVD 19 Oct 2012 letter
Virginia Dept of Transportation	Traffic and Transportation	The EIS should include a specific recognition and commitment that the improvements shown within the installation will be provided by the Army in conjunction with development.	Comment noted. Details will be discussed at a future coordination meeting.	Kanathur N. Srikanth, VDOT-NVD 19 Oct 2012 letter
Virginia Dept of Transportation	Traffic and Transportation	The EIS should address the possibility that transportation improvements beyond the boundary of the installation may not be in place when development occurs, and should evaluate the ability of the transportation network to accommodate the additional employment on Belvoir if they are not and the resulting performance of the network.	Comment noted. Details will be discussed at a future coordination meeting.	anathur N. Srikanth, VDOT-NVD 19 Oct 2012 letter
Virginia Dept of Transportation	Traffic and Transportation	The EIS should identify the desired level of single-occupancy-vehicle usage to and from the installation in order to maintain satisfactory levels of service on the surrounding highway network.	Comment noted. Details will be discussed at a future coordination meeting.	Kanathur N. Srikanth, VDOT-NVD 19 Oct 2012 letter
Virginia Dept of Transportation	Traffic and Transportation	The EIS should enumerate the specific commitments to be undertaken by the Army and other user agencies on Belvoir to achieve the desired level of single-occupancy-vehicle usage, including a rigorous monitoring program in conjunction with periodic adjustments to transportation management programs to achieve the desired policy goals.	Comment noted. Details will be discussed at a future coordination meeting.	Kanathur N. Srikanth, VDOT-NVD 19 Oct 2012 letter
Regional Government				
Northern Virginia Regional Park Authority	Land Use	Strongly recommends that the update to the RPMP include provisions for the Potomac Heritage National Scenic Trail (PHNST) along or across Belvoir property, and that the community and recreational facilities category include construction of the PHNST in FYs 2013-2017. An alignment for the PHNST was shown on Belvoir's approved plan as Map 6390, updated 18 Aug 2010, and the Fairfax Countywide Trails Plan, adopted by the Board of Supervisors on 17 Jun 2002, shows the PHNST running along Route 1 on Belvoir property.		Katherine H. Rudacille, NVRPA 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
Northern Virginia Regional Park Authority	Land Use	The RPMP should include an objective that supports adopted local and regional plans.		Katherine H. Rudacille, NVRPA 25 Oct 2012 letter
Northern Virginia Regional Park Authority	Land Use	The segment of the PHNST between Mt. Vernon Highway and Old Colchester Road, generally parallel to Route 1, ultimately will connect with Northern Virginia Regional Park Authority, Fairfax County, Commonwealth of Virginia, and Bureau of Land Management trail systems on Mason Neck.		Katherine H. Rudacille, NVRPA 25 Oct 2012 letter
Northern Virginia Regional Park Authority	Land Use	The PHNST should remain a part of the RPMP and the update to the plan should include the PHNST as a short-range project to be implemented by 2017.		Katherine H. Rudacille, NVRPA 25 Oct 2012 letter
Local Government				
County of Fairfax, Virginia	General	Under the alternatives presented at the scoping meeting, the workforce at Fort Belvoir could increase by up to an addition 17,000 employees by 2030 if all proposed projects are implemented. The 2005 BRAC action resulted in the funding of several transportation improvements, including completion of the Fairfax County Parkway through the FBNA, construction of Mulligan Road, and the future widening of Route 1 through the Main Post. While these transportation improvements will help to support the BRAC-related growth at Fort Belvoir, the impacts of any additional future growth on Fort Belvoir will need to be mitigated. Thus, our attached comments highlight concerns that we have regarding these potential additional impacts, including those related to the transportation system, housing, governmental services, utilities, and ecological resources. The EIS and associated master planning documents should satisfactorily address all of these concerns.	Commented noted, and the EIS and the master plan will address these concerns.	Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	General	<p>A handout provided at the October 11, 2012 scoping meeting includes a section entitled "Mission & Guiding Principles." Within this section, the following statement is made:</p> <p>"Underlying Belvoir's mission are eight guiding principles developed in concert with its tenants and set forth in the master plan. The principles guide the installation towards efficient land use, reuse of previously developed areas, minimal environmental impact, and creation of a sustainable, world-class installation."</p> <p>This statement and the guiding principles referenced within it reflect an admirable and commendable sensitivity to the environment. We look forward to the implementation of these guiding principles through the master planning and site planning processes.</p>	Comment noted.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	General	<p>A handout from the October 11, 2012 scoping meeting notes the short-range projects are to be constructed from 2012-2017. It is feasible that some of the short-range projects will be fully constructed or near completion by the time the Final EIS is published. Since all of the short range projects will be included in the cumulative impacts analysis of the EIS, it would be helpful if completed or nearly completed projects at the time of EIS publication are noted. To the extent possible, completed projects should be included in the no action alternative for the RPMP EIS since their on- and off-post impacts should be considered existing conditions.</p>		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	General	<p>The recommendations of the 2005 BRAC round resulted in a huge influx of missions and personnel for which Fort Belvoir, Fairfax County, and the State of Virginia were unprepared. The EIS should address lessons learned from the recent BRAC round and how the Garrison would respond in the event of a future BRAC round that would either increase or decrease the employee population on the site. In the event of either an increase or decrease in population due to a future BRAC round, the document should discuss how the Army would respond, and how the county and state would be engaged to respond.</p>	Directly addressing lessons learned from the recent BRAC round is outside the scope of the EIS. The RPMP and the EIS do address potential growth and the role of the county and state in planning.	Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Alternatives	<p>The no action alternative assumes the 1993 Master Plan amended in the 2007 BRAC EIS will remain as is, with no updates. The no action alternative should include an appropriate baseline that identifies existing conditions (post-BRAC personnel, visitors, etc.), including all existing development and transportation improvements that are in place. An analysis should be done to compare existing development, including that which was evaluated in the 2007 BRAC EIS, to the additional development potential supported by the various alternatives in the RPMP.</p> <p>While a pre-draft version of the RPMP dated October 2007 was provided for review, it is unclear whether a final amended RPMP was adopted. The EIS should clearly and specifically describe what will be evaluated in the no action alternative, and how the 2007 version of the RPMP differs from the updated RPMP.</p>		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Alternatives	The EIS should address recently adopted and ongoing Fairfax County Comprehensive Plan amendments and other land use-related actions that may affect Fort Belvoir, with the recognition that changes may occur to Fairfax County development projects during the process of preparing the EIS.	Agreed.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Alternatives	Each of the alternatives should address appropriate phasing of the transportation improvements necessary to support the proposed development and should also address the impacts to the road network beyond the immediate vicinity of Main Post and the FBNA.	Well beyond the ability of the Army. With funding programming, never works out like that.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Land Use and Development	Slide 7 of the PowerPoint presentation from the October 11, 2012 scoping meeting contains a framework plan that identifies areas suitable for future development beyond 2030. If specific spaces have been programmed for new facilities or the expansion of existing facilities, consideration should be given to including these details if they are being evaluated at this time.	Footprints for facilities that would come after 2030 will be depicted in the master plan to make sure that the development up to 2030 does not preclude development sites after 2030. The post-2030 sites will not be evaluated, however, and are too speculative to be assessed in the EIS.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Land Use and Development	The amount of overall industrial space seems to be reduced on Main Post. The EIS should discuss the rationale behind this proposed change to the RPMP, and the acreage of industrial land being converted to other land uses should be provided.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	Transportation analyses performed in support of the EIS should include appropriate travel demand modeling and a capacity and operational study.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Transportation Gen'l	The EIS should clearly document, for all alternatives, where both current and relocated employees and contractors are anticipated to reside and what the anticipated number and timing of vehicular trips to and from both the Main Post and the FBNA will be. The EIS should also consider to what extent highway facilities will be able to accommodate increased trips.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	As mentioned under "Alternatives," transportation improvements should be provided and appropriately phased in order to correct transportation deficiencies and to achieve an acceptable level of service on the transportation network in support of existing and new development. Road and transit improvements based on present and projected commuting patterns through Fairfax County should be provided to accommodate the existing and additional trips to and from the Main Post and FBNA. Analysis should be sufficiently comprehensive to consider the need for improvements beyond the immediate vicinity of the Main Post and FBNA.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	An analysis should be performed to determine if current access points into Fort Belvoir and FBNA as currently constructed are able to handle the number of vehicles entering the installation at the peak hour periods, and to extent to which signal modifications are needed along Richmond Highway and the Fairfax County Parkway to accommodate changes in commuting patterns.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	An effective Transportation Demand Management (TDM) program should be incorporated for existing and future development. Goals should be established for specific percentage reductions in single-occupant vehicle usage. Ridesharing, carpooling, van pooling, bus, VRE, Metro, establishment of park and ride/transit facilities, and limiting available parking are just some of the methods that can be incorporated into an effective TDM program. The EIS should identify specific measures that will be applied to optimize the use of Metro, the Fairfax Connector, Virginia Rail Express, and Park and Ride facilities in order to reduce single occupancy vehicle use.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	The EIS should evaluate the possible use of the abandoned coal train line right-of-way for some type of transit link to and from Fort Belvoir Main Post and should take into account the County's ongoing Countywide Transit Network Study.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Transportation Gen'l	The completion of the Fairfax County Parkway and Mulligan Road, as well as the widening of Richmond Highway through the Main Post, are current projects that address critical needs in the area. The EIS should consider the impacts of these projects on meeting future travel demand and should evaluate the ramifications of any significant delay in any of their construction/completion.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	The EIS must address how future development will be phased to the availability of necessary roadway and transit improvements.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Gen'l	The EIS should contain analysis of the cumulative impacts of the proposed short term and long term development projects on the surrounding infrastructure.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Main Post	The EIS should consider improvements to transit connections between existing transit facilities (Metrorail, VRE, bus service, park and ride lots, etc.), Fort Belvoir, and FBNA. The extension of Metrorail should be considered as a long range enhancement. Construction of park and ride facilities to the south of Fort Belvoir, a bus rapid transit extension from the existing REX service, and/or implementation of express service from Franconia-Springfield Metro/VRE, the Lorton VRE station, or from Prince William County are all possible considerations. To the extent possible, the EIS should consider studies that are underway, including the Virginia Department of Rail and Public Transportation SuperNoVA study, the SuperNoVA Transit Study, and the Fairfax County Countywide Transit Network Study.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Main Post	The EIS should address the over-capacity operations projected in past environmental assessments for the Richmond Highway/Fairfax County Parkway, Richmond Highway/Backlick Road, Richmond Highway/Pohick Road, Richmond Highway/Belvoir Road, and Kingman Road/Fairfax County Parkway intersections, as well as over-capacity at the I-95 ramps and the Fairfax County Parkway. All intersections agreed upon through prior discussion should be evaluated with associated deficiencies identified. Improvements should be provided to correct these deficiencies.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation Main Post	The EIS should consider the provision of an additional grade-separated connection between the North and South Post areas along with access that would improve traffic flow and reduce backups at the existing entrance gates. In particular, traffic being cleared through security at Walker Gate has been reported to back up onto the public roadway since completion of the hospital construction.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Transportation FBNA	The proximity of the FBNA to the Franconia-Springfield Metrorail and Virginia Railway Express stations may afford opportunities to optimize the use of this transit resource. The EIS should address the extent to which employees can be expected to commute to the area via Metrorail and the extent to which transit connections between the FBNA and the Franconia-Springfield station could increase commuting via transit to the site. In response to a request from NGA, Fairfax County has recently launched bus service to the site. The EIS should make commitments to emphasize this connection and identify other opportunities that will help reduce the use of SOVs.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation FBNA	The EIS should address future over-capacity concerns associated with Backlick Road at the FBNA and the I-95 ramps at the Fairfax County Parkway (which will relate to development at both the Main Post and the FBNA). Improvements should be provided to correct any deficiencies associated with these intersections and facilities.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Transportation FBNA	The Memorandum of Agreement for construction of the Parkway between Fort Belvoir and the Army capped the population at FBNA at 8,500. The Parkway construction is essentially complete, which calls into question whether the MOA is still in effect. The original parties to the agreement should meet to discuss the cap and to decide whether an update to the Parkway MOA or a new MOA is necessary to document understandings related to population at FBNA. Fairfax County would like to be a part of these discussions.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Non-Motorized Transportation	The EIS should include a map of planned pedestrian and bicycle trails and demonstrate how they will connect to those shown on the adopted Countywide Trails Plan. Development of appropriate segments within and adjacent to Fort Belvoir should be examined. Furthermore, trails along Richmond Highway and the Richmond Highway/Telegraph Road connector road as well as the Potomac Heritage Trail should be identified and incorporated onto the map of planned trails. The EIS should identify mechanisms through which new trails will be funded, phased, and constructed.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Non-Motorized Transportation	The EIS should address the extent to which pedestrian and bicycle connections will be provided between on-post and/or near-post housing and on-site employment areas.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Non-Motorized Transportation	The EIS should address the extent to which pedestrian connections and facilities (e.g. bus shelters) will be provided in order to facilitate transit use by new and existing employees.	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Non-Motorized Transportation	The EIS should address the extent to which new office buildings will be designed to accommodate bicycle commuting (e.g., secure parking facilities, locker and shower facilities).	Comment noted. Details will be discussed at a future coordination meeting.	Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Housing	Increases in off-site housing demand associated with growth at Fort Belvoir should be clearly documented. For off-site housing, estimates should include that range of sales and rental rates that would be considered affordable to residents.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Schools	The EIS should identify the magnitude of the anticipated increase in number of school age children that will result from the anticipated on-post and off-post development resulting from employment growth at Fort Belvoir.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Schools	If a significant increase in the number of school age children is anticipated, the EIS should identify sites for new schools that will be sufficient to accommodate the expected increase and should identify federal funding that can be made available for school construction.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Parks & Recreation	Fort Belvoir provides recreation and community services that support its residents and employees. The EIS should include a needs assessment that projects the overall needs of its population for indoor and outdoor recreation and leisure facilities, open space, community services, and cultural and environmental programs. The EIS should address how the needs identified will be met on-site, and if not met on-site, the impact of the demand for these facilities on existing park and recreation resources in the area. Project consultants are encouraged to consult guidance regarding service levels for key types of recreational facilities that has been developed by the Fairfax County Park Authority; this guidance has been incorporated into the Parks and Recreation section of Policy Plan volume of Fairfax County's Comprehensive Plan. FCPA conducts a Countywide Park and Recreation Needs Assessment every 10 years that projects park and recreation needs and will be pleased to provide information collected through this process. The Mount Vernon and Lee District areas are deficient in many recreational facility types and additional impacts cannot be easily absorbed without adding suitable land, expanding or building new facilities.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Emergency Services	The EIS should address the additional demands that new employees will create on emergency services and the extent to which Fort Belvoir will be providing these services. The EIS should document funding needs and sources for additional emergency service needs.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Air Quality	The "Environmental Impact Statement (EIS) Analysis Areas" fact sheet provided on October 11, 2012 identifies air quality as one of the many resources that will be evaluated in the EIS. Specifically, the fact sheet states that "the air quality assessment will describe air emissions from construction and facilities operations." The fact sheet also notes that there will be a determination as to "whether a formal conformity determination is needed" in light of the status of Fairfax County as part of a nonattainment area for National Ambient Air Quality Standards. While such analyses are important and therefore should be supported, it is not clear if these analyses would compare the alternatives in regard to emissions of ozone precursors that would be associated with motor vehicle trips, vehicle miles traveled and traffic congestion, or if there would be any comparison of alternatives in regard to the potential for carbon monoxide hot spots associated with traffic congestion. These longer-term air quality issues associated with motor vehicle travel are important to consider; it is therefore recommended that such air quality analyses be performed.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Ecological Resources- Gen'l	<p>We commend Fort Belvoir for its environmental stewardship efforts and recommend that the current planning effort serve to reinforce and, where possible, expand upon these efforts. The extent of preservation efforts on the post and the continued presence of large areas of ecologically valuable land attest to Fort Belvoir's environmental sensitivity and the seriousness with which Fort Belvoir has pursued its guiding principle to "support the natural habitat." The ecologically significant natural resource areas identified in Fort Belvoir's Integrated Natural Resource Management Plan (INRMP) should be recognized as a fundamental planning factor, and efforts should continue to be made to protect and enhance these areas, such as the Forest and Wildlife Corridor. Toward that end, the EIS should address the compatibility of all alternatives with the full extent of significant natural resources as identified in the INRMP. Direct and indirect impacts, such as the potential for impacts by invasive species due to edge effects, should be addressed, as should be potential mitigation measures. The EIS should focus on how proposed actions will comply with the guiding principles and state what mitigating and long-term practices should be employed to offset impacts from proposed land disturbing activities.</p>		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Ecological Resources- Gen'l	<p>In the past, concern has been expressed regarding the elimination of the "Environmentally Sensitive" category on the land use plan and the redesignation of environmentally sensitive areas as other uses. Fort Belvoir had previously suggested that environmentally sensitive/constrained areas would be referenced on the land use plan by a hatched overlay on top of the broad plan categories. This approach has not been applied on the Proposed Land Use Plan that was provided within the October 11, 2012 meeting handout. The Land Use Plan that is ultimately adopted should clearly identify environmentally-sensitive/constrained areas. In addition, plan text is needed that would clearly establish an expectation for protection of all environmentally-sensitive areas on the post. Significant restrictions should be placed on land disturbing activities and active uses (e.g., recreation, military training) within environmentally-sensitive areas, and such areas should be managed for the long-term protection of natural communities and ecosystems and, where applicable, the protection/recovery of species or communities of concern.</p>		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Ecological Resources- Gen'l	Environmental Quality Corridors (EQCs) as defined in Policy Plan Element of Fairfax County's Comprehensive Plan should be protected. To date, Fort Belvoir has recognized EQCs within the FBNA and has pursued similar protection efforts on the Main Post, without identifying EQCs there (instead, a riparian area protection effort has been pursued). Fort Belvoir should give consideration to a more uniform approach to the designation and protection of environmentally sensitive areas, and EQC designations would be appropriate throughout the post and not just in the North Area. A figure in the October 11, 2012 scoping meeting handout ("The Guiding Principles in Action") suggests that EQC designations may be pursued on the Main Post, and this should be encouraged. However, alternative approaches could be supported as long as the result would be the comprehensive protection of areas that would qualify, under Policy Plan guidance, for designation and protection as EQCs. If necessary to ensure protection consistent with the EQC policy, Fort Belvoir should augment its riparian area protection criteria.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Ecological Resources- Gen'l	The "environmentally sensitive" land use designation should be expanded where appropriate to include sensitive resources/landscapes such as stream valleys/EQCs in the FBNA, the Forest and Wildlife Corridor area, the majority of the southwestern portion of the Main Post, Accotink Creek EQC throughout the Fort Belvoir property, and all appropriate resource areas surrounding the Accotink Bay National Wildlife Refuge, the Jackson Abbot Wetlands Refuge, the all tidal shoreline areas, and Dogue Creek. Additionally, those areas that should be managed for the long-term protection of the natural communities and ecosystems, protection and recovery of species or communities of concern, such as the small whorled pogonia, should be included under this designation.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Ecological Resources- Gen'l	In earlier reviews, it has been noted that the southwestern portion of the Main Post contains mature upland forest with low levels of fragmentation, includes an "intact watershed," adjoins the Accotink Bay National Wildlife Refuge, and protects both the Accotink and Pohick Creeks as they enter the tidal regime of the Potomac River at Pohick Bay and Gunston Cove. None of the alternatives would result in any development within the southwestern portion of the Main Post, and we commend Fort Belvoir for recognizing the ecological value and sensitivity of this area. Since this area contains a high percentage of steep slopes and erodible soils that would be highly impacted by development activity, it should be preserved for natural and cultural resource protection and management with no development and limited activities.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Ecological Resources- Gen'l	The EIS should address how impacts to wetlands will be minimized. In addition, the EIS should address how any unavoidable impacts to wetlands will be mitigated. Mitigation/compensation should occur as close to the areas of impact as possible; the Stormwater Planning Division of the Fairfax County Department of Public Works and Environmental Services (703-324-5500) may be able to provide guidance regarding wetland mitigation/compensation opportunities.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Ecological Resources- Gen'l	Fort Belvoir should, if it has not already done so, pursue the control of invasive species and promote the establishment of native species in open space areas. This likely includes those areas on the FBNA rated as medium- and high-quality small whorled pogonia habitat (Fort Belvoir is the only known location of the species in Fairfax County (WSSI, 2005)), and suitable habitat for the wood turtle in larger, low-lying areas. These species are indicators of environmental health. Preservation of their suitable habitat means preservation of relatively high quality ecosystems which harbor many species. Therefore, The Natural Resource Management and Protection Branch of the Fairfax County Park Authority (NRMP) recommends that any infringement on the habitat for sensitive species or on sensitive communities be significantly limited and minimized so as preserve the maximum amount of these land areas as possible.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Ecological Resources- Gen'l	The 2007 BRAC EIS does a poor job of identifying the impacts along the Accotink Bay and Gunston Cove shorelines. Those impacts should be detailed and accounted for. There are already significant impacts in Gunston Cove and the Potomac River shoreline from development and recreational boating activities. Further impacts to those areas should be minimized. In particular, section 4.8.1.3 Rare Plant Communities of the BRAC EIS references an ecological communities assessment which identified 17 community types on Fort Belvoir Main Post, of which seven were sensitive wetland communities: four ranked very rare or extremely rare, and three ranked as rare to uncommon. These communities should be identified in the RPMP EIS and preservation measures provided to include buffers around the communities and protection of water resources draining to them.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Ecological Resources- Gen'l	The Fort Belvoir project list anticipates transportation projects that will require construction through Resource Protection Areas (RPA) and EQCs. NRMP recommends that the EIS should include mitigation measures for road design and construction practices that minimize resource impacts such as: locating stream crossings to minimize floodplain/EQC impacts, utilize open-bottom culverts or bridges whenever possible to maintain more natural stream flow, incorporate low-impact development (LID) practices to provide water quantity and quality controls on both new road projects and road expansion or renovation projects, incorporate wildlife passage tunnels and larger culverts to facilitate safe wildlife movement across road corridors, use native plants in stabilizing roadside areas and avoid frequent mowing of shoulders and medians, and do not use invasive plants in stabilization and control invasive plant species during stabilization and restoration project establishment phases.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Ecological Resources- Gen'l	<p>The EIS should address opportunities to preserve and maintain natural communities and ecosystem services at Fort Belvoir, including:</p> <ul style="list-style-type: none"> • Guidelines and controls for land disturbing activities to include maintenance and training to prevent damage to natural resources. • A prohibition against the use of any non-native invasive plant species in plantings on post and a non-native invasive species inventory and control program. • Revision of the proposed landscape treatments for naturalized landscaping to utilize locally common native plant species shown occurring in Fairfax County in the Digital Atlas of Virginia Flora. • A strong program for controlling white-tailed deer populations to reduce them to the ecological carrying capacity to include population surveys, browse impact surveys to measure vegetative response and recovery, and funding and staff commitments to reduce and control deer herds and not just reliance on volunteer hunting which has not been shown to be capable of reducing deer to necessary levels to recover native vegetation. 		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	The EIS should identify all 100-year floodplains (applying the county's definition) and all RPAs on Fort Belvoir. These areas should be protected consistent with county policy and regulations.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	In defining boundaries of RPAs, post-specific information regarding locations of perennial streams and wetlands should be used to augment county maps of Chesapeake Bay Preservation Areas. Where perennial streams are known to exist, protection of these streams and associated buffer areas consistent with the text of the Chesapeake Bay Preservation Ordinance should be pursued, even if these areas are not identified as RPAs on county maps (note that the county has not performed perennial stream evaluations on Fort Belvoir property). Ideally, Fairfax County's protocol for identification of perennial streams should be applied.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	Project consultants should coordinate with the Stormwater Planning Division of the Department of Public Works and Environmental Services on the identification of stream and stormwater management projects in the area of the Main Post and FBNA. A point of contact within the Stormwater Planning Division is Danielle Wynne, who can be reached at 703-324-5500.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	The EIS should identify any body of water on or near the Main Post or FBNA that is included on the list of impaired waters designated pursuant to Section 303(d) of the Clean Water Act and should address the implications of these designations. Pohick Bay, other tidal waters, and nontidal portions of Accotink Creek are considered to be impaired.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	One of the eight guiding principles identified in an October 11, 2012 scoping meeting handout is "support the natural habitat." Included in the description of that principle is: "incorporate watershed planning into site planning." Another guiding principle is "recognize land as a valuable resource." Included in the description of that principle are: "employ compact redevelopment strategies" and "preserve existing open space." Toward these ends, the EIS should address opportunities to minimize impervious cover and to use other low impact development and better site design techniques. For all new development and redevelopment at Fort Belvoir, designs should be pursued that would serve, to the extent possible, to replicate predevelopment hydrologic conditions through infiltration of stormwater runoff.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	The EIS should address how impacts to streams will be minimized. In addition, the EIS should address how any unavoidable impacts to streams will be mitigated. Mitigation/compensation should occur as close to the areas of impact as possible; the Stormwater Planning Division of the Fairfax County Department of Public Works and Environmental Services (703-324-5500) may be able to provide guidance regarding stream mitigation/compensation opportunities.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Water Resources and Stormwater Mgt	At a minimum, Fort Belvoir should provide erosion and sediment control measures, stormwater management measures, and water quality best management practices that are consistent with county requirements. The EIS should clearly establish that these requirements will be satisfied. In addition, we encourage Fort Belvoir to establish stormwater management performance levels that will support policy, legislative and/or regulatory efforts that are under way (e.g., development of Total Maximum Daily Loads for local bodies of water as well as the Chesapeake Bay; new stormwater management regulations).		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Wastewater Mgt	In support of the guiding principles set forth in the Master Plan, Fort Belvoir is strongly encouraged to further explore the option of using County's reclaimed water from the Norman M. Cole Jr. Pollution Control Plant for current and planned facilities and activities at Fort Belvoir as a mitigation strategy in the EIS. Potential uses include irrigation of the golf course and parade grounds, cooling water for new/planned building power plants, and water for the steam plant. Fairfax County has provided infrastructure components, competitive rates, and favorable terms for current reclaimed water users. The use of reclaimed water will demonstrate the Army's commitment to environmental stewardship and sustainability, reduce the demand on (and conserve) drinking water resources, reduce the Army's cost of paying for drinking water, improve the Chesapeake Bay's water quality by reducing the discharge of nutrients from the plant to the Bay, and provide nutrients (nitrogen and phosphorous) to the irrigated areas.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Wastewater Mgt	The Army's current wastewater flow allocations are 3 million gallons per day from the Main Post and 1.8 million gallons per year from the FBNA. The Army would need to purchase more capacity in the County's wastewater system, if projected flows exceed the current allocations. The EIS should contain updated flow projections so that such a determination can be made.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Wastewater Mgt	Based on existing development and the proposed alternative scenarios, the sewer service agreement between the Army and the County needs to be updated to reassign some of the flow allocation from the South Area to the North Area of the Base. The EIS should recognize this need as well as the necessity of updating the wastewater pre-treatment requirements of the agreement.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Site Contamination	The EIS should identify sites on the Main Post and FBNA that have been subject to contamination and the status of efforts to clean these sites. The EIS should further identify the relationship, if any, between site contamination issues and siting decisions for new development.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Heritage Resources	The scoping materials provide an accurate overview of the Section 106 review process which is currently underway. As indicated in those materials, the Section 106 process is expected to result in the execution of a Programmatic Agreement (PA) to address potential adverse effects to historic properties by the implementation of Fort Belvoir's Real Property Master Plan. Fairfax County is designated in the PA as a consulting party and is participating in the Section 106 review process in that capacity. Once the draft PA is finalized, county staff will prepare a Board Item requesting the BOS to authorize the County Executive to sign the PA as a concurring party. It is anticipated that this will occur in early 2013.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Other	The EIS should provide guidance on green building performance levels that will be attained by any new development or redevelopment.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Other	As noted previously, Fort Belvoir should be commended for its guiding principles. The principle to "achieve environmental sustainability" includes the following statement: "provide leadership in renewable energy and water conservation." Fort Belvoir is encouraged to elaborate on how these concepts will be pursued, particularly as detailed designs are developed for specific projects.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Other	In support of energy efficiency, Fort Belvoir should consider assessing the opportunities that large-scale redevelopment of facilities on the post may provide for coordinated, onsite scale energy projects (e.g., use of on-site power generation for several building rather than having individual building systems; using waste heat generated in one building to provide heating in another).		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Other	The alternatives maps identify all short-range and long-range projects that would be associated with each alternative, and the various phases of the National Museum of the U.S. Army are identified as short-range projects for each alternative. It is not clear, though, if the geographic locations of each phase of the project have been identified correctly, as it was the county's understanding that the westernmost component of the museum (project 27) would not be constructed first, as has been suggested on the alternatives maps. Clarification should be provided.		Fred R. Selden, DPZ, 25 Oct 2012 letter

Name/ Agency	Comment Category	Comment	Response	Notes
County of Fairfax, Virginia	Other	The EIS should indicate whether or not any of the alternatives would have any impacts on operations at Davison Army Airfield. If any of the alternatives would have such impacts, the EIS should identify changes in noise impacts that would be associated with such operational changes.		Fred R. Selden, DPZ, 25 Oct 2012 letter
County of Fairfax, Virginia	Other	In comments for previous projects at Fort Belvoir, we requested clarification regarding the circumstances under which transportation corridors, storm water management facilities and open space recreational facilities may be permitted in some designated habitat areas. We recommended that efforts be made to avoid disturbances in these areas unless such disturbances are unavoidable or unless the disturbances would have no adverse effect on the ecological functions of the areas in question. To gain a better understanding of these disturbances, the EIS should include a table that illustrates cumulative disturbances to designated habitat areas and the amount of acreage that has been reclaimed as a result of recent development in these habitat areas.		Fred R. Selden, DPZ, 25 Oct 2012 letter
Individuals				
Holly Dougherty	Alternatives	Based on information received at the public scoping meeting, very supportive of Alternative 1 and the proposal to increase military housing and increase the number of employees at Fort Belvoir.		25 Oct 2012 email, Executive Director, Mount Vernon-Lee Chamber of Commerce
Holly Dougherty	Socioeconomic Benefits	The Master Plan update increases in a responsible and incremental way residents of Fort Belvoir and national defense mission essential agencies. These increases will be a benefit to the surrounding communities in both the short and long term.		25 Oct 2012 email, Executive Director, Mount Vernon-Lee Chamber of Commerce
Holly Dougherty	Traffic and Transportation	The current transportation infrastructure improvements underway around Fort Belvoir will help relieve congested main and secondary roads, while the proposed transportation improvements in the updated master plan will incorporate more mass-transit options for Fort Belvoir employees.		25 Oct 2012 email, Executive Director, Mount Vernon-Lee Chamber of Commerce
Holly Dougherty	Alternatives	With its proximity to both Washington, DC and the Pentagon, the use of Fort Belvoir should be optimized to facilitate the military's mission of national defense. I support Alternative 1, full implementation of the Fort Belvoir Master Plan.		25 Oct 2012 email, Executive Director, Mount Vernon-Lee Chamber of Commerce
Annette S. Wickham	Traffic and Neighborhoods	Thinks development should be kept to a minimum; considering the traffic and surrounding neighborhoods, least development is desirable.		22 Oct 2012 postcard

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E.2 – Comments as Received

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FEDERAL GOVERNMENT

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United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO:

L7617 (NCR-LPD)

OCT 25 2012

ER-12/0643

Fort Belvoir Directorate of Public Works
Environmental and Natural Resources Division (RPMP EIS)
9430 Jackson Loop, Suite 200
Fort Belvoir, Virginia 22060-5116

Subject: Public/Agency Scoping: DIES for Short-Range Projects and Real Property Master Plan Update,
U.S. Army Garrison, Fort Belvoir, Virginia

To Whom It May Concern:

This letter provides the National Park Service's (NPS) scoping comments regarding the proposed short-range projects and real property master plan updates for the U.S. Army Garrison, at Fort Belvoir, Virginia. This letter is submitted in accordance with provisions of the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. 4321 et seq). The Draft Environmental Impact Statement (DEIS) that is being drafted for this proposal will analyze the impacts of the Army's plans to implement short-range projects from 2013 to 2017 and update Fort Belvoir's Real Property Master Plan through 2030.

We appreciate the opportunity to provide comments at this stage of the NEPA process and look forward to providing more detailed comments on the DEIS, once it is released. As part of this scoping process we ask you consider including a meandering, natural surface trail segment that connects to the Potomac Heritage National Scenic Trail, based on the National Trails System Act (as amended) (U.S.C. Volume 16, Sections 1241-1251). The Potomac Heritage National Scenic Trail is a growing network of trails between the mouth of the Potomac River and the Allegheny Highlands, which is managed by the NPS. In addition, we ask that you review the authorities, policies, and agreements that the Department of Defense and agencies have for coordination with the NPS and others to support development and management of such trail segments. Such route, we understand, could complement potential bicycling facilities being considered as part of the Route 1 widening project.

For continued consultation and coordination with the NPS, please contact Peter May, Associate Regional Director in the office of Lands, Planning and Design, National Park Service, National Capital Region, 1100 Ohio Drive, S.W., Washington, D.C., 20242. Mr. May can be reached by telephone at (202) 619-7025. For specific questions regarding the Potomac Heritage National Scenic Trail, please contact, the Superintendent, Don Briggs at (304) 535-4016 or don_briggs@nps.gov. The National Park Service appreciates the opportunity to provide these comments.

Sincerely,

Peter May
Associate Regional Director
Lands, Planning and Design



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Ecological Services
6669 Short Lane
Gloucester, Virginia 23061

APR 13 2012

Greetings:

Due to increases in workload and refinement of our priorities in Virginia, this office will no longer provide individual responses to requests for environmental reviews. However, we want to ensure that U.S. Fish and Wildlife Service trust resources continue to be conserved. When that is not possible, we want to ensure that impacts to these important natural resources are minimized and appropriate permits are applied for and received. We have developed a website, http://www.fws.gov/northeast/virginiafield/endspecies/Project_Reviews_Introduction.html, that provides the steps and information necessary to allow landowners, applicants, consultants, agency personnel, and any other individual or entity requiring review/approval of their project to complete a review and come to the appropriate conclusion.

The website will be frequently updated to provide new species/trust resource information and methods to review projects, so refer to the website for each project review to ensure that current information is utilized.

If you have any questions about project reviews or need assistance, please contact Kimberly Smith of this office at (804) 693-6694, extension 124, or kimberly_smith@fws.gov. For problems with the website, please contact Mike Drummond of this office at mike_drummond@fws.gov.

Sincerely,

Cindy Schulz
Supervisor
Virginia Field Office



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**



November 5, 2012

Mr. Patrick McLaughlin
Chief, Environmental and Natural Resources Division
Directorate of Public Works, ATTN: RPMP EIS
9430 Jackson Loop Suite 200
Fort Belvoir, VA 22060-5116

Re: Scoping for the Draft Environmental Impact Statement for Proposed Short-range Improvement Projects and the Proposed Update of the Real Property Master Plan at Fort Belvoir, Virginia.

Dear Mr. McLaughlin:

In accordance with the National Environmental Policy Act (NEPA) of 1969, Section 309 of the Clean Air Act and the Council on Environmental Quality regulations implementing NEPA (40 CFR 1500-1508), the U.S. Environmental Protection Agency has reviewed your letter of September 28, 2012 (and additional information in the link provided) requesting scoping comments on the Draft Environmental Impact Statement (DEIS) for Proposed Short-range Improvements Projects and the Proposed Update of the Real Property Master Plan (RPMP) at Fort Belvoir, Virginia. We apologize for this delayed response; however, our office did not receive your letter until Wednesday, October 31, 2012.

EPA understands that Fort Belvoir established a RPMP in 1993 and amended it in 2002. In September 2005, the Defense Base Closure and Realignment Commission (BRAC) recommended relocation of six major Department of Defense (DoD) organizations to Fort Belvoir. The 1993 plan's land use was amended as part of planning for BRAC in 2007. After implementing BRAC actions, and as a result of additional in-migrations of tenants in the post-9/11 environment, the current master plan is no longer a viable planning blueprint. In addition, Fort Belvoir needs to comply with Army Regulation 210-20 requiring periodic update of installation master plans. For these reasons, the updated master plan is needed.

In the Proposed Short-range Project and Real Property Master Plan Update DEIS, Fort Belvoir will evaluate the environmental impacts of implementing three alternative future development scenarios and comparing them to the No Action Alternative (no further development within the master plan area). The three action alternatives are: Alternative 1, Full

Implementation of the Master Plan; Alternative 2, Modified Long-Range Plan; and Alternative 3, Modified Short-Range Plan. The "Resources" board (in the link provided) was effective in identifying resources to be evaluated in the DEIS. EPA has included additional information for your consideration and inclusion in the DEIS which is provided in the Technical Comments document (enclosed).

Thank you for the opportunity to review this project. If you have questions regarding these comments, the staff contact for this project is Karen DelGrosso; she can be reached at 215-814-2765.

Sincerely,



Barbara Rudnick
NEPA Team Leader
Office of Environmental Programs

Enclosure (1)

Technical Comments

Land Use

EPA appreciates that land use will be a resource evaluated in the EIS as discussed in the “Resources” board. Please describe in detail and quantify the project area, specifying the type and acreage of land impacted as well as a description of the existing buildings on the site including their use. Discuss any permits required before commencement of the project. This may include a Section 404/Section10 permit from the Corps of Engineers, state water quality certification, and local construction and zoning permits.

Alternatives

The “Alternatives” board noted under Alternative 1 that, “The long-range projects are more conceptual in nature, generally lacking site plans, designs, or known tenants.” Without definitive site plans and location of facilities, it is difficult to assess environmental impacts. If long-range project information and details are not known, then please state within the DEIS if environmental evaluation and documentation will be forthcoming as projects develop.

The “Proposed Action” board states, “The number of additional buildings would depend on the alternative selected and specific projects implemented.” The DEIS should include within the DEIS a detailed discussion and description of the proposed buildings, location, size and purpose for each facility proposed in the action alternatives in order to assess environmental resources that may be impacted. Again, if this information is not known for inclusion in the DEIS then please state in the DEIS if environmental evaluation and documentation will be forthcoming.

Waste Management

EPA appreciates the discussion of environmental restoration efforts and remediation programs to be included in the DEIS. Please identify cleanup sites within the facility including detailed information of contaminants, resource areas impacted, status of cleanup, and location relative to the areas proposed for implementation in the updated Master Plan.

Identify known hazardous materials, including asbestos-containing materials (ACM), lead-based paint (LBP), and oil and other hazardous materials (OHM), located within the study area. The status of the materials should be discussed as well as remedial methods described (if applicable) in addition to providing a detailed plan for proper disposal.

Chesapeake Bay Executive Order 13508

EPA appreciates that wetlands and water resources will be assessed within the DEIS. It is important to note that Fort Belvoir is within the Chesapeake Bay watershed and thus subject to requirements outlined in the Chesapeake Bay Executive Order 13508.

On May 12, 2009, President Barack Obama signed Executive Order 13508, which recognizes the Chesapeake Bay as a national treasure and calls on the federal government to lead a renewed effort to restore and protect the nation's largest estuary and its watershed. The Executive Order expresses the great challenge facing our renewed efforts to restore the health of the Chesapeake Bay.

To meet the challenge, the Executive Order lays out a series of steps. One of the first key steps requires the federal agencies to define the "next generation of tools and actions to restore water quality in the Chesapeake Bay and describe the changes to be made to regulations, programs, and policies to implement these actions." As required by Section 502 of the Executive Order, this document (1) provides guidance for federal land management in the Chesapeake Bay and (2) describes proven, cost-effective tools and practices that reduce water pollution, including practices that are available for use by federal agencies. Federal agencies in the Chesapeake Bay watershed will find this guidance useful in managing their lands, ranging from the development and redevelopment of federal facilities to managing agricultural, forested, riparian, and other land areas the federal government owns or manages. Please address adherence to Section 502 Guidance which can be accessed at <http://executiveorder.chesapeakebay.net>.

Leadership in Energy and Environmental Design

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of the building industry developed LEED and continue to contribute to its evolution. LEED standards are currently available for:

- New construction and major renovation projects (LEED-NC)
- Existing building operations (LEED-EB, Pilot version)
- Commercial interiors projects (LEED-CI, Pilot version)
- Core and shell projects (LEED-CS, Pilot version)

LEED was created in order to define "green building" by establishing a common standard of measurement; promote integrated, whole-building design practices; recognize environmental leadership in the building industry; stimulate green competition; raise consumer awareness of green building benefits; and transform the building market.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials, selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification,

professional accreditation, training and practical resources. For more information, contact the U.S. Green Building Council at the following web address:
<http://www.usgbc.org/leed/leedmain.asp>.

Low Impact Development

Federal agencies are required to reduce the impacts on watershed hydrology and aquatic resources. This effort commonly referred to as low impact development (LID), implements environmentally and economically beneficial landscape practices into landscape programs, policies and practices by using a natural approach to land development and stormwater management. Federal agencies are required by Executive Order 13148 to incorporate the principles put forth in a Guidance dated August 10, 1995. This Guidance is intended to promote principles of “sustainable landscape design and management” which recognizes the interconnection of natural resources, human resources, site design, building design, energy management, water supply, waste prevention, and facility maintenance and operation.

It is important to incorporate LID efforts to mitigate the effects of development through traditional stormwater management practices which have proven to not be entirely successful. Traditional collection and conveyance systems, stormwater ponds and other stormwater facilities do not replicate natural systems, which greatly slow water before it reaches streams, wetlands and other waters. Development often times results in the loss of trees and other vegetation, the compaction of soils by heavy equipment, and the creation of vast stretches of connected impervious areas. These combined factors are extremely difficult to compensate for using traditional practices. As a result, the following site design (goals) and planning practices can be used to minimize stormwater impacts.

Goal: Minimize direct stormwater impacts to streams and wetlands to the maximum extent practicable.

Practices:

1. Locate stormwater facilities outside of streams and wetlands;
2. maintain natural drainage routes on site;
3. preserve riparian buffers; and
4. distribute “Integrated Management Practices” (IMP) used in lieu of centralized ponds.

Goal: Preserve the natural cover on as much of the site as possible, especially for areas located on hydrologic soil groups (HSG) A and B.

Practices:

1. Utilize clustered development designs and preserve a significant portion of the site in a natural state;
2. utilize “fingerprint” clearing by limiting the clearing and grading of forests and native vegetation to the minimum area needed for the construction of the lots, the provision of necessary access, and fire protection;

3. avoid impacts to wetlands to vegetated riparian buffers; and
4. preserve A and B Soils in natural cover.

Goal: Minimize the overall impervious cover.

Practices:

1. Utilize the minimum required width for streets and roads;
2. utilize street layouts that reduce the number of homes per unit length;
3. minimize cul-de-sac diameters, use doughnut cul-de-sacs, or use alternative turnarounds;
4. minimize excess parking space construction, utilize pervious pavers in low-use parking areas;
5. utilize structured or shared parking;
6. reduce home setbacks and frontages;
7. where permitted, minimize sidewalk construction by utilizing sidewalks on one side only, utilizing “Skinny” sidewalks, or substituting sidewalks with pervious trails through common greenspace;
8. substitute pervious surfaces for impervious wherever possible;
9. where permitted, avoid the use of curb and gutter and utilize vegetated open swales, preferably “engineered swales” with a permeable soil base; and
10. minimize compaction of the landscape and in areas where soils will be “disked” prior to seeding, and amended with loam or sand to increase absorption capacity.

Goal: Locate infiltration practices on HSG A and B soils wherever possible. Thus, every effort should be made to utilize areas with these soils for IMP that promote infiltration.

Goal: Locate impervious areas on less permeable soils (HSG C and D). Placement of impervious areas on lower permeability soils minimizes the potential loss of infiltration/recharge capacity on the site.

Goal: “Disconnect” impervious areas. “Disconnecting” means having impervious cover drain to pervious cover (i.e. downspouts draining to the yard, not the driveway). This decreases both the runoff volume and Time of Concentration.

Goal: Increase the travel time of water off of the site (Time of Concentration).

Practices:

1. Flatten grades for stormwater conveyance to the minimum sufficient to allow positive drainage;
2. increase the travel time in vegetated swales by using more circuitous flow routes, rougher vegetation in swales, and check dams; and
3. utilize “engineered” swales in lieu of pipes or hardened channels.

Goal: Utilize soil management/enhancement techniques to increase soil absorption.

Practices:

1. Delineate soils on site for the preservation of infiltration capacity; and
2. require compacted soils in areas receiving sheetflow runoff (such as yards, downslope of downspouts).

Goal: Revegetate all cleared and graded areas.

Goal: Use “engineered swales” for conveyance in lieu of curb and gutter wherever possible.

Goal: Utilize level spreading of flow into natural open space.

For additional and more comprehensive LID information, please refer to the following web sites.

LID Manuals:

- http://www.epa.gov/owow/nps/lid_hydr.pdf
- <http://www.epa.gov/owow/nps/lid/lidnatl.pdf>
- <http://www.bmpdatabase.org>
- <http://www.epa.gov/ednnrmrl/>
- Combined Sewer Overflows Guidance for Monitoring and Modeling Document Type,
Published: 1/1/99 <http://www.epa.gov/npdes/pubs/chap05-sco.pdf>

EO 13514 --Federal Leadership in Environmental, Energy, and Economic Performance

Executive Order (EO) 13514 *Federal Leadership in Environmental, Energy, and Economic Performance* was signed on October 5, 2009. The purpose of EO 13514 is “to establish an integrated strategy towards sustainability in the Federal Government and to make reduction of greenhouse gas emissions (GHG) a priority for Federal agencies.” The EO does not rescind/eliminate the requirements of EO 13423, *Strengthening Federal Environmental, Energy, and Transportation Management*. Instead, it expands on the energy reduction and environmental performance requirements for Federal agencies identified in EO 13423. EO 13514 sets numerous Federal energy requirements in several areas, including:

- Accountability and Transparency
- Strategic Sustainability Performance Planning
- Greenhouse Gas Management
- Sustainable Buildings and Communities
- Water Efficiency
- Electronic Products and Services
- Fleet and Transportation Management
- Pollution Prevention and Waste Reduction

The summary below is intended as a reference only. Please refer to the full text of EO 13514 for specific numerical and non-numerical targets for Federal agencies to reach and show how project planning incorporates EO 13514 requirements, where applicable.

Accountability and Transparency

EO 13514 accountability, transparency, and reporting requirements include:

- Within 30 days, Federal agency heads must designate a senior management official to serve as Senior Sustainability Officer accountable for agency conformance. The Senior Sustainability Officer designation must be reported to the Chair of the Council on Environmental Quality (CEQ) and the Director of the Office of Management and Budget (OMB). The Senior Sustainability Officer shall:
 - Prepare targets for agency-wide reductions in 2020 for greenhouse gas (GHG) emissions.
 - Within 240 days, prepare and submit a multi-year Strategic Sustainability Performance Plan to the Chair of the Council on Environmental Quality (CEQ) and the Director of the Office of Management and Budget (OMB) for review and approval.
- Agency efforts and outcomes in implementing EO 13514 must be transparent and disclosed on publicly available Federal Web sites.
- OMB must prepare scorecards providing periodic evaluation of Federal agency performance. Scorecard results must be published on a publicly available Web site.
- The CEQ Chair must ensure that Federal agencies are held accountable for conforming to the requirements of EO 13514.
- Agency heads shall decide that this order applies in whole or in part with respect to the activities, personnel, resources, and facilities of the agency not located within the U.S. if determined that such application is in the interest of the U.S.
- Agency heads may submit to the President, through the CEQ Chair, an exemption request covering an agency activity and related personnel, resources, and facilities.
- The Director of National Intelligence may exempt an intelligence activity and related personnel, resources, and facilities when in the interest of national security.
- To the maximum extent practical and without compromising national security, each agency shall strive to comply with the purposes, goals, and implementation steps of EO 13514.

Strategic Sustainability Performance Planning

Federal agencies are required to develop, implement, and annually update a Strategic Sustainability Performance Plan that prioritizes agency actions based on life-cycle return on investment. Between fiscal years 2011 and 2021, each plan shall:

- Include a policy statement committing the agency to comply with environmental and energy statutes, regulations, and executive orders.
- Achieve established sustainability goals and targets, including greenhouse gas reduction targets.
- Be integrated within each agency's strategic planning and budgeting process.

- Identify agency activities, policies, plans, procedures, and practices relevant to the implementation of EO 13514 and, where necessary, provide for development and implementation of new or revised policies, plans, procedures, and practices.
- Identify specific agency goals, schedules, milestones, and approaches for achieving results and quantifiable metrics required by EO 13514.
- Outline planned actions to provide information about agency progress, performance, and results on a publicly available Federal Web site.
- Incorporate actions for achieving progress metrics identified by the CEQ Chair and OMB Director.
- Evaluate agency climate change risks and vulnerabilities to manage the effects of climate change on the agency's operations and mission in both the short and long term.
- Consider environmental measures as well as economic benefits, social benefits, and costs in evaluating projects and activities based on life-cycle return on investment.
- Annually identify opportunities for improvement and evaluate past performance to extend or expand projects that have net benefits as well as reassess or discontinue under-performing projects.

The CEQ Chair and OMB Director are responsible for reviewing and approving each agency's multi-year strategic sustainability performance plan.

A [list of all Strategic Sustainability Plans](#) for each agency is available on the OMB Web site.

Greenhouse Gas Management

Greenhouse gas management is imperative within E.O. 13514. Each Federal agency must:

- Within 90 days, establish and report to the CEQ Chair and OMB Director a fiscal year 2020 percentage reduction target of agency-wide scope 1 and scope 2 GHG emissions in absolute terms relative to a fiscal year 2008 baseline.
 - In establishing the target, agencies shall consider reductions associated with:
 - Reducing agency building energy intensity.
 - Increasing agency renewable energy use and on-site projects.
 - Reducing agency use of fossil fuels by:
 - Using low GHG emitting and alternative fuel vehicles.
 - Optimizing vehicle numbers across agency fleets.
 - Reducing petroleum consumption in agency fleets of 20 or more 2% annually through fiscal year 2020 relative to a fiscal year 2005 baseline.
 - Where appropriate, this target shall exclude direct emissions from excluded vehicles and equipment as well as electric power produced and sold commercially to other parties in the course of regular business.
- Within 240 days, establish and report to the CEQ Chair and OMB Director a fiscal year 2020 percentage reduction target for agency-wide scope 3 GHG emissions in absolute terms relative to a fiscal year 2008 baseline.

- In establishing the target, agencies shall consider reductions associated with:
 - Pursuing opportunities with vendors and contractors to address and incentivize GHG emission reductions.
 - Implementing strategies and accommodations for transit, travel, training, and conferences that actively reduce carbon emissions associated with commuting and travel by agency staff.
 - Meeting greenhouse gas emissions reductions associated with other Federal Government sustainability goals.
 - Implementing innovative policies and practices that address agency-specific scope 3 GHG emissions.
- Within 15 months, establish and report to the CEQ Chair and OMB Director a comprehensive inventory of absolute GHG emissions across all three scopes for fiscal year 2010. Comprehensive inventories shall be submitted annually thereafter at the end of each January.

Sustainable Buildings and Communities

Federal agencies must enhance efforts towards sustainable buildings and communities. Specific requirements include:

- Implement high performance sustainable Federal building design, construction, operation and management, maintenance, and deconstruction by:
 - Ensuring all new Federal buildings, entering the design phase in 2020 or later, are designed to achieve zero net energy by 2030.
 - Ensuring all new construction, major renovations, or repair or alteration of Federal buildings comply with the Guiding Principles of Federal Leadership in High Performance and Sustainable Buildings.
 - Ensuring at least 15% of existing agency buildings and leases (above 5,000 gross square feet) meet the Guiding Principles by fiscal year 2015 and that the agency makes annual progress towards 100% compliance across its building inventory.
 - Pursuing cost-effective, innovative strategies (e.g., highly-reflective and vegetated roofs) to minimize consumption of energy, water, and materials.
 - Managing existing building systems to reduce the consumption of energy, water, and materials, and identifying alternatives to renovation that reduce existing asset deferred maintenance costs.
 - When adding assets to agency building inventories, identifying opportunities to:
 - Consolidate and eliminate existing assets.
 - Optimize the performance of portfolio property.
 - Reduce associated environmental impacts.

- Ensuring rehabilitation of Federally-owned historic buildings utilizes best practices and technologies in retrofitting to promote long-term viability of the building.
- Advance regional and local integrated planning by:
 - Participating in regional transportation planning and recognizing existing community transportation infrastructure.
 - Aligning Federal policies to increase the effectiveness of local planning for energy choices such as locally-generated renewable energy.
 - Ensuring that planning for new Federal facilities and leases consider sites that are pedestrian friendly, near existing employment centers, and accessible to public transport; and emphasize existing central cities and, in rural communities, existing or planned town centers.
 - Identify and analyze impacts from energy usage and alternative energy sources in all environmental impact statements and environmental assessments for proposals covering new or expanded Federal facilities under the amended National Environmental Policy Act (NEPA) of 1969.

Water Efficiency

Federal agencies must improve water efficiency and management by:

- Reducing potable water consumption intensity 2% annually through fiscal year 2020, or 26% by the end of fiscal year 2020, relative to a fiscal year 2007 baseline.
- Reducing agency industrial, landscaping, and agricultural water consumption 2% annually, or 20% by the end of fiscal year 2020, relative to a fiscal year 2010 baseline.
- Identifying, promoting, and implementing water reuse strategies consistent with state law that reduce potable water consumption.

Electronic Products and Services

EO 13514 includes product efficiency and stewardship. Federal agencies must:

- Ensure 95% of new contract actions, task orders, and delivery orders for products and services (excluding weapon systems) are energy efficient (ENERGY STAR® or FEMP-designated), water efficient, bio-based, environmentally preferable (Electronic Product Environmental Assessment Tool (EPEAT) certified), non-ozone depleting, contain recycled content, or are non-toxic or less-toxic alternatives where such products and services meet agency performance requirements.
- Implement best management practices for the energy-efficient management of servers and Federal data centers.

Fleet and Transportation Management

EO 13514 requires Federal agencies to consider fleet and transportation management during greenhouse gas inventory and mitigation processes. Specific details are outlined in the Greenhouse Gas Management section of this page.

Pollution Prevention and Waste Reduction

E.O. 13514 includes the following pollution prevention and waste reduction requirements for Federal agencies:

- Minimize the generation of waste and pollutants through source reduction.
- Decrease agency use of chemicals where such decrease will assist the agency in achieving greenhouse gas reduction targets.
- Divert at least 50% of non-hazardous solid waste by the end of fiscal year 2013.
- Reduce printing paper use and acquiring uncoated printing and writing paper containing at least 30% post-consumer fiber.
- Increase the diversion of compostable and organic material from the waste stream.

Pollution Prevention

In addition to the pollution prevention information above, it is important to note that in October 1990, Congress passed the Pollution Prevention Action which calls for a stepwise approach to addressing pollution: 1. Prevention or source reduction; 2. Recycling of material in an environmentally safe manner; 3. Treatment in an environmentally safe manner; and as a last resort; 4. Disposal or other release of pollution into the environment. The following principles are applicable with the proposed construction and possible renovation projects.

- **Paved Surfaces/Parking Areas.** To prevent runoff from newly developed areas from eroding steep areas, good environmental design should be employed to minimize and control runoff. Detention basins or paving with permeable asphalt or crushed stone may be appropriate where applicable.
- **Landscaping.** EPA suggests (where appropriate) that the grounds be landscaped with hardy native plant species to cut down on watering and lessen the need for pesticides and fertilizers. Liberal and judicious use of trees can help to reduce heating and cooling costs and act as air purifiers.
- **Recycling.** To promote the recycling of refuse generated by employees, recycling receptacles should be provided on the grounds and within office buildings. Procurement of recycled goods is also necessary and helps to stimulate markets. As a consumer and purchaser of goods and services, Fort Belvoir is encouraged to make purchasing decisions with this in mind.
- **Painting/Carpeting.** All painting projects should make use of non-toxic paints, stains, exterior preservatives, and chemical-free carpeting. This can reduce long-term costs for removal of potential hazardous materials and provide better air quality.

- **Water conservation.** In an effort to conserve water consumption, low-flow toilets should be installed in new and renovated buildings. To ensure adequate supply and quality of water, monitoring of the water table and chemical testing of the water should be conducted.
- **Energy Conservation.** Energy-efficient heating and cooling systems, proper building insulation, and the use of energy-efficient lighting can be incorporated in the design of renovated facilities to reduce cumulative impacts of energy consumption and encourage energy conservation. For example, take advantage of natural ventilation as well as using compact fluorescent lamps which consume considerable less electricity than do incandescent ones and last much longer. Install energy efficient windows and doors (for example, reflective glass).

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IN REPLY REFER TO:
NCPC File No. MP020

NOV 15 2012

Mr. Marc Russell
Fort Belvoir Directorate of Public Works
Building 1442
9430 Jackson Loop
Fort Belvoir, VA 22060-5116

Re: Fort Belvoir Master Plan Update Scoping Comments

Dear Mr. Russell:

Thank you for the opportunity to provide scoping comments on the Fort Belvoir Master Plan Update Environmental Impact Statement (EIS), on behalf of the National Capital Planning Commission (NCPC). As the central planning agency for the federal government in the National Capital Region, NCPC has review authority related to the overall project under the National Capital Planning Act (40 USC § 8722 (b) (1)).¹ Based on the location of the Fort Belvoir in Fairfax County, Virginia, outside of the District of Columbia, our primary interest is the master plan update's consistency with the Comprehensive Plan for the National Capital (Comprehensive Plan), in particular the *Transportation, Parks and Open Space*, and *Federal Environment* Elements, and how well future development impacts are analyzed within the EIS. In particular, the master plan update should adhere to the following federal planning policies and the EIS should analyze future development impacts in as much detail as possible, within the context of these policies, to demonstrate compliance with the Comprehensive Plan.

Transportation Element

The Comprehensive Plan's Transportation Element establishes policies that promote a multi-modal regional transportation system and transit-oriented development to improve mobility and air quality throughout the region. The master plan update should adhere to the following applicable policies, and the EIS should adequately analyze the master plan update's impacts to demonstrate conformance with these federal planning policies:

Parking

- Provide parking only for those federal employees who are unable to use other travel modes;
- Give priority to carpool and vanpool parking over that for single-occupant vehicles;

¹ The Planning Act requires federal and District of Columbia agencies to advise and consult with NCPC in the preparation of agency plans prior to preparation of construction plans.

- Provide parking for disabled persons in accordance with federal law;
- Provide parking for official vehicles and visitors in accordance with Federal Property Management Regulations;
- Place parking in structures, preferably below ground, in the interest of efficient land use and good urban design;
- Position parking facilities so as not to obstruct pedestrian and bicycle access to buildings;
- Consider nearby commercial parking space availability in calculating parking requirements, assuming that employees who choose to drive can purchase parking in nearby private facilities at market rates.

Based on the location of the Fort Belvoir Main Post, the master plan update should adhere to a minimum parking ratio goal of one employee parking space for every 1.5 employees as prescribed by the Comprehensive Plan. Regarding the Fort Belvoir North Area, once the High Occupancy Vehicle (HOV) ramp is provided, the North Area should adhere to a minimum parking ratio goal of one employee parking space for every two employees as outlined in the Comprehensive Plan. If the installation does not currently meet this goal, the master plan update should demonstrate how the prescribed parking ratio will be met using a phased approach linked to planned improvements over time. Additionally, the master plan update should be supported by a detailed, up-to-date Transportation Management Plan (TMP), which is reflected in the EIS analysis, based on the following related federal planning policies:

Transportation Management Plans

- Prepare Transportation Management Plans (TMPs) to encourage employee commuting by modes other than the single-occupant vehicle;
- Develop TMPs that explore methods and strategies to meet prescribed parking ratios, and include a thorough rationale and technical analysis in support of all TMP findings;
- Analyze scenarios that incorporate data on employee home zip codes, nearby bus routes, Metrorail, MARC, and VRE lines and their schedules, and that identify existing and planned HOV lanes;
- Include, within TMPs, implementation plans with timetables outlining each agency's commitment to reaching TMP goals;
- Reflect, within TMPs, planned regional transportation infrastructure or service improvements within five miles of the federal facilities.

Transportation Demand Management

- Encourage ridesharing, biking, walking, and other non-single-occupant vehicle modes of transportation for federal commuters;
- Maximize telecommuting strategies for employees in accordance with federal law;
- Employ compressed and variable work schedules for employees, consistent with agency missions;
- Support pedestrian and transit commuting through Live-Near-Work programs;
- Steadily increase transit subsidy rates, and consider applying subsidies and incentives to other modes, such as biking, walking, carpooling, and vanpooling.

The Transportation Element of the Comprehensive Plan encourages all federal campuses to operate intra-campus circulators with the following operating characteristics and associated infrastructure:

- Maximum of 15-minute headways or on-call service;
- Service to areas of federal campuses adjacent to or near Metrorail stations;
- Waiting facilities (shelters, benches);
- Signage to identify shuttle stops and maps of service area.

We are pleased that Fort Belvoir has recently instituted a campus shuttle and has worked closely with Fairfax County on providing bus service to the Franconia-Springfield Metrorail station and we recommend that the Army continue that collaboration to provide the best service possible to its employees and visitors. The master plan update and EIS should provide information and analyze how existing and future planned shuttle service is consistent with the Comprehensive Plan's policies. These services should be adequately reflected in the EIS analysis to assess future campus development impacts to the system's future operations and overall campus's travel characteristics and parking demand.

The following bicycle-related policies should be reflected in the master plan update, and properly analyzed in the EIS:

- Provide bicycle travel lanes, paths, or trails between campus entrance points and all buildings on the campus. Where bike lanes, paths, or trails exist outside of the campus, bicycle travel ways on campus should connect to those outside of the campus;
- Provide secure and sheltered bicycle parking spaces or bicycle lockers in close proximity to building entrances at federal buildings and on federal campuses. The number of spaces provided should be in accordance with the requirements of the local jurisdiction in which the federal facility resides, if such requirements exist. In the absence of such requirements, federal facilities should provide an abundant supply of bicycle lockers or parking spaces to meet current employee needs and to promote bicycle commuting;
- Provide employee clothes lockers and showers at federal buildings and on federal campuses to support bicycle commuters. Space should be reserved in new facilities to allow for the provision of showers and lockers to support the bicycle commuting population. Specific goals for bicycle parking should be outlined in the TMP, keeping in mind that visitors may also arrive by bicycle;
- Provide a safe and convenient means of entry and egress to vehicle garages for bicycle commuters.

Please review, *Implementing a Successful TMP*, a document created by NCPC, the Metropolitan Washington Council of Governments (MWCOCG) and the General Services Administration (GSA) to help agencies develop a strong TMP. This can be found on our website at: <http://www.ncpc.gov/DocumentDepot/Publications/TMPHandbook2008.pdf> or we would be happy to provide a hard copy.

Although, the parking ratio and policies in the Comprehensive Plan are geared toward federal employees, given that Fort Belvoir provides services for many visitors, we recommend that the Army evaluate how visitors park and get around Fort Belvoir. The TMP should evaluate multi-modal transportation options for visitors to Fort Belvoir.

The Army should work with Fairfax County to develop traffic impact study assumptions regarding future local/regional transportation network improvements and future “background” traffic growth (forecasted traffic generated from off-campus development) for the EIS. Further, we encourage the Army to work with Fairfax County and the Virginia Department of Transportation on which intersections should be analyzed for level of service (LOS) for both on and off the installation.

Lastly, we encourage the Army to evaluate bicycle and pedestrian connections to off installation trails and sidewalks to provide commuting and recreational options for Fort Belvoir employees and residents. Particularly, we encourage the Army to collaborate with the National Park Service (NPS) on the implementation of the Potomac Heritage National Scenic Trail (PHT) through the installation. The master plan update and EIS should evaluate a meandering pedestrian trail through Fort Belvoir for the PHT in conformance with the intent of the trail experience. The Comprehensive Plan notes that the federal government should “development new trails and complete partial trailsto provide a system of contiguous regional trails for extensive recreational and transportation use.” The Plan also notes that one of the trails to be completed is the PHT.

Parks and Open Space

The Parks and Open Space Element establish policies to uphold the symbolic, recreational, social, and ecological value of national capital parks, waterfronts, and other open spaces. The master plan update should adhere to the following applicable policies, and the EIS should adequately analyze the plan’s impacts to demonstrate conformance with these federal planning policies:

- Conserve and maintain the essential open space character of areas in the region with significant park, open space, cultural, or natural qualities that contribute to the setting of the National Capital Region;
- Maintain and conserve trees and other vegetation in the landscaped buffer areas on federal installations in a natural condition. Perimeter roads and cleared areas on these sites should be kept to a minimum, carefully landscaped, and managed in a manner that addresses security, aesthetics, and natural character;
- Protect and enhance the green landscape and park-like character provided by trees, grass, and other native plant materials in the National Capital Region by removing invasive species and replanting with native species;
- Retain natural wooded buffer areas in the vicinity of federal installations throughout the region;

- ...where large paved areas are required, preference should be given to using pervious surfaces. Existing large parking areas,..., should be removed as soon as feasible and restored to a landscaped condition with active or passive recreational uses.

At its review of the Post Exchange building, the Commission requested that the Army provide a tree replacement plan as part of the master plan update; this plan should comply with the Comprehensive Plan's policies. Furthermore, we encourage the Army to work with Fairfax County and the Virginia Department of Environmental Quality to ensure a sufficient and detailed EIS analysis of the master plan update's development impacts related to open space and vegetation.

Federal Environment

The Federal Environment Element establishes policies for conducting federal activities and managing properties to preserve, protect, and enhance the quality of the region's natural resources. The master plan update should adhere to the following applicable policies, and the EIS should adequately analyze the plan's impacts to demonstrate conformance with these federal planning policies:

Air Quality

- Encouraging further usage of alternative "clean" fuels (e.g., hybrid, fuel cell, compressed natural gas, and "clean" diesel fuels);
- Minimizing power generation requirements, such as by utilizing best available "green" building systems and technologies;
- Utilizing non-polluting sources of energy (e.g., solar energy);
- Indoor air quality should be promoted by using environmentally friendly ("green") building materials, construction methods, and building designs.

Water Quality

- Upgrade water supply and sewage treatment systems, and separate storm and sanitary sewers, to avoid the discharge of pollutants into waterways;
- Avoid thermal pollution of waterways, and provide and maintain adequate vegetated buffers adjacent to bodies of water, to protect fish and other aquatic life and to reduce sedimentation and pollutants;
- Minimize tree cutting and other vegetation removal to reduce soil disturbance and erosion, particularly in the vicinity of waterways. When tree removal is necessary, trees should be replaced to prevent a net tree loss;
- Use pervious surfaces and retention ponds to reduce storm-water runoff and impacts on off-site water quality;
- Encourage the use of innovative and environmentally friendly "Best Management Practices" in site and building design and construction practice, such as green roofs, rain gardens, and permeable surface walkways, to reduce erosion and avoid pollution of surface waters;

- Encourage the implementation of water reclamation programs at federal facilities for landscape irrigation purposes and other appropriate uses.

In addition, the master plan update and EIS should address how future installation development will adhere to Section 438 of the Energy Independence and Security Act (EISA) and Executive Order 13508 (Chesapeake Bay Protection and Restoration) in the master plan update. Specifically, Section 438 instructs federal agencies to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property for any project with a footprint that exceeds 5,000 square feet. Executive Order 13508 establishes an action plan that includes efforts undertaken by all federal agencies, designed to increase the overall health of the Chesapeake Bay, and sets forth related program goals. The master plan update should evaluate the existing condition of stormwater management facilities at Fort Belvoir and recommend improvements were needed.

Other Federal Environment Element policies that the Army should evaluate include:

Land Resources

- Avoid destruction of or damage to wetlands;
- Encourage only compatible land uses adjacent to wetlands;
- Coordinate wetland activities with federal, state, and local government programs and regulations, and with special programs such as the Chesapeake Bay 2000 Agreement;
- Discourage development in areas of identified high erosion potential, on slopes with a gradient of 15 percent and above, and on severely eroded soils. Excessive slopes (25 percent and above) should remain undeveloped;
- Limit uses on highly unstable soils to passive recreation and open space;
- Locate and design buildings to be sensitive to the natural groundwater flows;
- Preserve existing vegetation, especially large stands of trees;
- Incorporate new trees and vegetation to moderate temperatures, minimize energy consumption, and mitigate storm-water runoff;
- Discourage locating intensive land uses within or adjacent to designated and important wildlife habitats;
- Encourage facility design and landscaping practices that provide cover and food for native wildlife;
- Discourage development or significant alteration of areas used by migratory wildlife;
- Encourage the restoration of degraded water and land habitats, in coordination with federal and local agencies;
- Consider the impacts, including cumulative impacts, of environmental changes on wildlife habitats and the biodiversity of an ecosystem. Consideration should extend to non-protected areas, as well as areas protected by designations such as parks and wetlands.

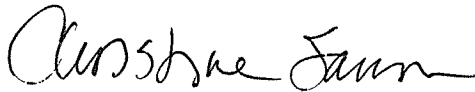
Human Activities

- Avoid locating activities that produce excessive noise near sensitive natural resources, and sensitive human uses such as residential areas, hospitals, and schools;
- Locate, design, and construct improvements to roads, driveways, loading docks, and parking lots for federal facilities in a manner that is sensitive to existing adjacent land uses;
- Ensure that noise-generating activities at federal facilities, such as loading dock operations, festivals, and concerts, are sited and scheduled with sensitivity to the surrounding environment and community;
- Follow a practice of “prudent avoidance” of RF exposure. Federal agencies should reduce the exposure of workers and the public to RF fields where they may be prevalent, including those from power lines, antennas, equipment, and other recognized sources of RF and Electromagnetic Field emissions;
- Utilize advances in technology, such as fiber optics, cooperative antenna technologies, and teleports; and monitor changes in standards and guidelines for the installation of antennas.

Executive Order 13514 establishes goals for the federal government to increase its sustainability efforts. The master plan update and EIS should evaluate strategies for achieving the goals set forth within the new Executive Order 13514. While NCPC staff commends DoD’s policy of all new construction meeting LEED Silver standards, we encourage the Army to have a higher standard for Fort Belvoir, given the goals of the Executive Order and of the Energy Independence and Security Act of 2007. The master plan update should include a sustainability section that includes discussion on how it will meet the goals of the EO 13514 and the DoD Sustainability Action plan.

These comments have been prepared in accordance with NCPC's Environmental and Historic Preservation Policies and Procedures. NCPC appreciates the opportunity to provide scoping comments and looks forward to continued involvement in the NEPA and the master plan update processes. If you have any questions about these comments, please contact Cheryl Kelly at (202) 482-7291 or cheryl.kelly@ncpc.gov, or please consult the NCPC website (www.ncpc.gov) for further information on the Comprehensive Plan or our master plan guidelines.

Sincerely,



Christine Saum, AIA
Director, Urban Design and Plan Review Division

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STATE GOVERNMENT

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

October 19, 2012

Directorate of Public Works
Environmental & Natural Resources Division
RE: RPMP EIS
9430 Jackson Loop, Suite 200
Fort Belvoir, Virginia 22060-5116

October 19, 2012

Dear Director:

On October 11, 2012 a meeting was held at which comments were solicited on the scoping of the Environmental Impact Statement for Short-Range Projects and Real Property Master Plan Update for Fort Belvoir. In response to this request and on behalf of the Virginia Department of Transportation I hereby submit the following comments and suggestions for specific analyses that should be included in this document:

1. The EIS should include an analysis of the adequacy of the external roadway network to accommodate the development levels being considered for both the short-range and long-range conditions. This analysis should specifically address the levels of service on the roadways approaching the installation, as well as the performance of individual intersections adjacent to Ft. Belvoir.
2. Several improvements identified in both the short-term and long-term conditions are described in insufficient detail to understand their impacts and evaluate their performance. Examples include several references to unspecified "intersection improvements." The EIS should identify the specific elements of each proposed intersection improvement, the physical impacts of these improvements, and it should evaluate their contribution to the performance of the roadway network.

3. The EIS should include a specific recognition and commitment that the improvements shown within the installation will be provided by the Army in conjunction with development.
4. The EIS should address the possibility that transportation improvements beyond the boundary of the installation may not be in place when development occurs. In recognition of this condition, the EIS should evaluate the ability of the transportation network to accommodate the additional employment on Ft. Belvoir if these improvements are not in place. If the improvements are not provided, the EIS should evaluate the resulting performance of the surrounding transportation network.
5. The EIS should identify the desired level of single-occupancy vehicle usage to and from the installation in order to maintain satisfactory levels of service on the surrounding highway network. In addition, the EIS should enumerate the specific commitments to be undertaken by the Army and other user agencies within Ft. Belvoir to achieve this desired level. These commitments should include a rigorous monitoring program in conjunction with periodic adjustments to transportation management programs in order to achieve the desired policy goals.

We at VDOT appreciate the opportunity to participate in this discussion and we look forward to continuing to work with representatives of the Department of the Army during the environmental impact statement preparation and review processes. Should you have any questions on the matter please contact Mr. Tom Fahrney VDOT's BRAC coordinator or Mr. Robert Moore in the Planning section of VDOT's Northern Virginia office. Please contact us if we can be of any assistance as this project moves forward.

Sincerely,



Kanathur N. Srikanth
VDOT-NoVA District
Planning & Investment Director
703-259-2220

cc: Mr. Garrett Moore, District Administrator
Ms. Rene'e Hamilton, Assistant Dist. Administrator – Planning & Investment
Mr. Tom Fahrney, BRAC Coordinator
Mr. Robert L. Moore, NoVA VDOT, TPS

REGIONAL GOVERNMENT

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Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.nvrpa.org

October 25, 2012

Via email: imcom.fortbelvoir.dpw.environmental@us.army.mil

Fort Belvoir Directorate of Public Works
Environmental and Natural Resources Division (RPMP EIS)
9430 Jackson Loop, Suite 200
Fort Belvoir, VA 22060-5116

To Whom It May Concern:

The Northern Virginia Regional Park Authority (NVRPA) offers the following public scoping comments to prepare an Environmental Impact Statement (EIS) for proposed short-range improvement projects and the proposed update of the Real Property Master Plan (RPMP) for Fort Belvoir, VA.

NVRPA strongly recommends that the update to the Real Property Master Plan include provisions for the Potomac Heritage National Scenic Trail (PHNST) along or across the Fort Belvoir property, and that the community and recreational facilities category include construction of the PHNST in fiscal years 2013-2017. An alignment for the PHNST was shown on Fort Belvoir's approved plan as Map 6390 updated 8/18/2010. In addition, the Fairfax Countywide Trails Plan adopted by the Board of Supervisors 6/17/2002 shows the PHNST running along Route 1 on the Fort Belvoir property. The Fort Belvoir plan should include an objective that supports adopted local and regional plans.

In 1995, Pacuilli Simmons Associates prepared for the U.S. Army, construction drawings for a planned shared use path to serve as a segment of the PHNST generally parallel to Route 1 between Mt. Vernon Highway and Old Colchester Road. In 2009, Toole Design Group prepared a Feasibility Report for the National Park Service to review these plans with the goal of establishing a continuous public right of way for recreational use (preferably a scenic off-road alignment) as well as non-motorized travel in the Route 1 corridor. This segment of the PHNST ultimately will connect with NVRPA, Fairfax County, Commonwealth of Virginia, and Bureau of Land Management trail systems on Mason Neck. The PHNST should remain a part of the Real Property Master Plan for Fort Belvoir, and the update to the RPMP should include the PHNST as a short-range project to be implemented by 2017.

Thank you for the opportunity to comment. Please contact me at 703-359-4615 or krudacil@nvrpa.org with any questions or concerns.

Sincerely,

Katherine H. Rudacille
Deputy Director of Planning and Grants

City of Alexandria

David M. Pritzker
Justin Wilson

Arlington County

Paul Ferguson
Michael A. Nardolilli

Fairfax County

Stella Koch
Jean R. Packard

City of Fairfax

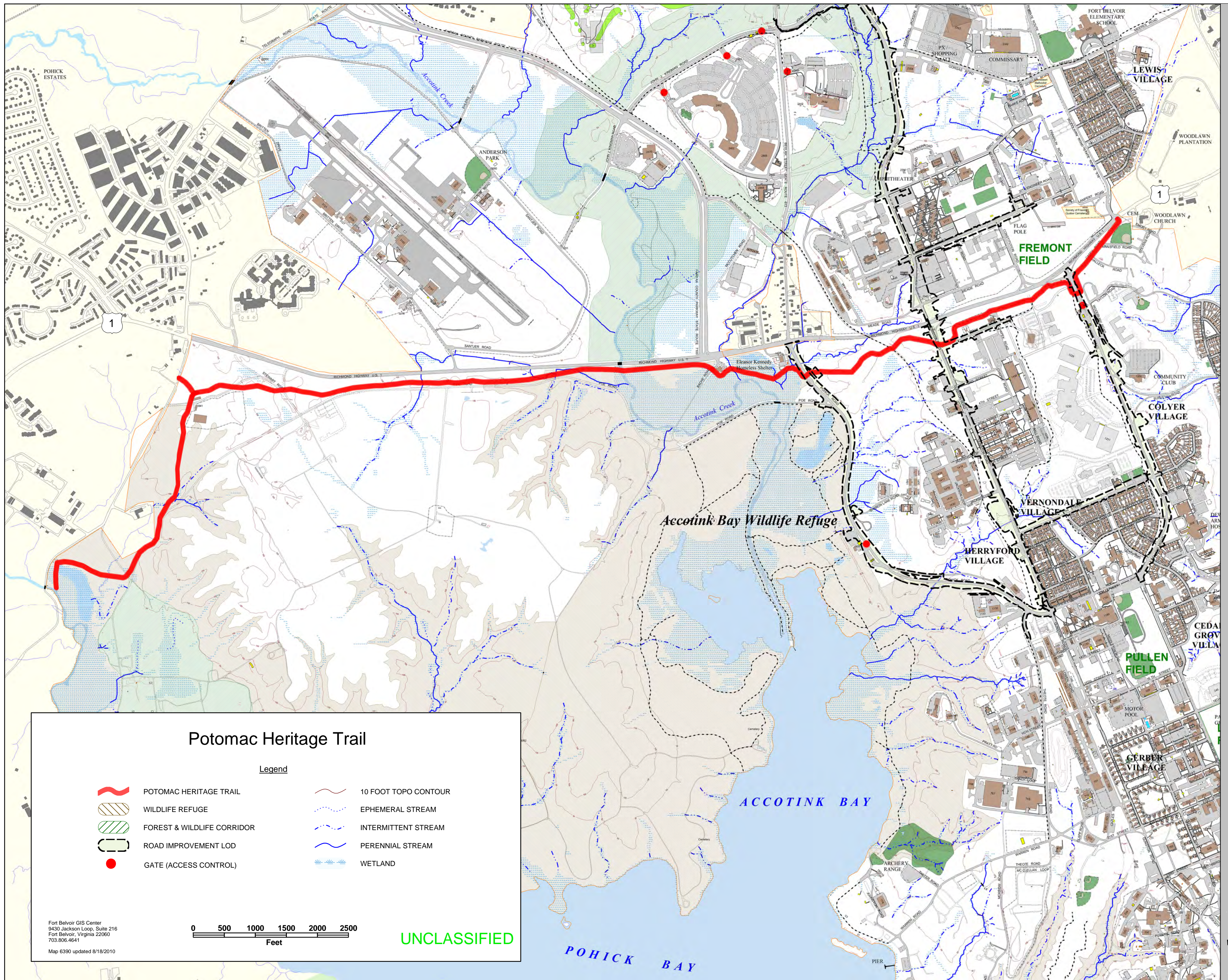
Brian D. Knapp
Arthur F. Little

City of Falls Church

Barry D. Buschow
Jeffrey Tarbert

Loudoun County

Joan G. Rokus
Daniel Kaseman



LOCAL GOVERNMENT

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County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 30, 2012

Colonel Gregory D. Gadson, Commander
U.S. Army Garrison Fort Belvoir
Re: Real Property Master Plan EIS
9430 Jackson Loop, Suite 200
Fort Belvoir, VA 22060-5116

Dear Colonel Gadson:

Fairfax County's staff attended the public agency scoping meeting held on October 11, 2012 and has reviewed the initial information that was provided regarding the scope of the Environmental Impact Statement (EIS) for the Fort Belvoir Real Property Master Plan (RPMP) update. We are submitting the attached comments for consideration as you begin the important process of preparing an EIS for the update of the RPMP. Please note that these comments have not been endorsed by the Fairfax County Board of Supervisors.

We are pleased that Fort Belvoir is undertaking this action to update the RPMP, which was adopted in 1993 with subsequent amendments in 2002 and 2007. Implementation of the 2005 Base Realignment and Closure (BRAC) action, which added approximately 15,000 employees to Fort Belvoir, as well as other changes that have taken place on Fort Belvoir since the RPMP's 1993 adoption, necessitate a revised vision and blueprint for future growth on the installation. The RPMP update will establish a new vision for Fort Belvoir, and the EIS process will provide an opportunity for the Army, Fairfax County, and the community to evaluate the impacts of all future growth and development at Fort Belvoir, enabling the cumulative impacts of past, current and future development to be fully understood and addressed.

Under the alternatives presented at the scoping meeting, the workforce at Fort Belvoir could increase by up to an additional 17,000 employees by 2030 if all proposed projects are implemented. The 2005 BRAC action resulted in the funding of several transportation improvements, including completion of the Fairfax County Parkway through the Fort Belvoir North Area, construction of Mulligan Road, and the future widening of Route 1 through the Main Post. While these transportation improvements will help to support the BRAC-related growth at Fort Belvoir, the impacts of any additional future growth on Fort Belvoir will need to be mitigated. Thus, our attached comments highlight concerns that we have regarding these potential additional impacts, including those related to the transportation system, housing, governmental services, utilities, and ecological resources. The EIS and associated master planning documents should satisfactorily address all of these concerns.

Department of Planning and Zoning

Director's Office

12055 Government Center Parkway, Suite 700

Fairfax, Virginia 22035

Phone 703-324-1325 FAX 703-324-3337

www.fairfaxcounty.gov/dpz/

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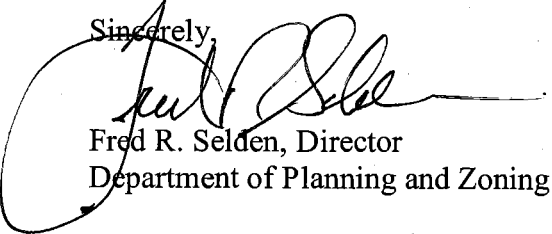
Colonel Gregory D. Gadson

October 25, 2012

Page 2

We offer our assistance to project consultants at all stages of the EIS and master planning processes and strongly encourage project consultants to work closely with us throughout the process. Fairfax County would also like the elements in our Comprehensive Plan (including the Transportation Plan) to serve as a guide in the EIS development. As a stakeholder in this process, we wish to be integrated into all key phases of this planning process. Toward this end, I am designating Marianne Gardner, Director of the Planning Division of the Department of Planning and Zoning (DPZ), Kimberly Rybold, a Senior Planner with DPZ, and Laura Miller, the Fairfax County BRAC Coordinator with the county's Department of Transportation, as Fairfax County's principal points of contact for the Fort Belvoir RPMP EIS and RPMP update. They will take the lead in facilitating coordination between the project consultants and county staff. Marianne and Kimberly can be reached at 703-324-1380; Laura can be reached at 703-877-5600.

Sincerely,



Fred R. Selden, Director
Department of Planning and Zoning

FRS:KMR

cc: Fairfax County Board of Supervisors
Fairfax County Planning Commission
Edward L. Long, Jr., County Executive
Robert A. Stalzer, Deputy County Executive
Tom P. Biesiadny, Director, Department of Transportation
Laura Miller, BRAC Coordinator, Department of Transportation
James W. Patteson, Director, Department of Public Works and Environmental Services
John W. Dargle, Jr., Director, Fairfax County Park Authority
Paula C. Sampson, Director, Department of Housing and Community Development
Jack D. Dale, Superintendent, Fairfax County Public Schools
Sandra Stallman, Manager, Park Planning Branch, Fairfax County Park Authority

**Fort Belvoir Real Property Master Plan (RPMP) Update
Environmental Impact Statement (EIS) Scoping, October 2012**

Comments from Fairfax County Staff, October 2012

Staff Contact: Kimberly Rybold, kimberly.rybold@fairfaxcounty.gov; 703-324-1363

General

1. A handout provided at the October 11, 2012 scoping meeting includes a section entitled “Mission & Guiding Principles.” Within this section, the following statement is made:

“Underlying Belvoir’s mission are eight guiding principles developed in concert with its tenants and set forth in the master plan. The principles guide the installation towards efficient land use, reuse of previously developed areas, minimal environmental impact, and creation of a sustainable, world-class installation.”

This statement and the guiding principles referenced within it reflect an admirable and commendable sensitivity to the environment. We look forward to the implementation of these guiding principles through the master planning and site planning processes.

2. A handout from the October 11, 2012 scoping meeting notes the short-range projects are to be constructed from 2012-2017. It is feasible that some of the short-range projects will be fully constructed or near completion by the time the Final EIS is published. Since all of the short range projects will be included in the cumulative impacts analysis of the EIS, it would be helpful if completed or nearly completed projects at the time of EIS publication are noted. To the extent possible, completed projects should be included in the no action alternative for the RPMP EIS since their on- and off-post impacts should be considered existing conditions.
3. The recommendations of the 2005 BRAC round resulted in a huge influx of missions and personnel for which Fort Belvoir, Fairfax County, and the State of Virginia were unprepared. The EIS should address lessons learned from the recent BRAC round and how the Garrison would respond in the event of a future BRAC round that would either increase or decrease the employee population on the site. In the event of either an increase or decrease in population due to a future BRAC round, the document should discuss how the Army would respond, and how the county and state would be engaged to respond.

Alternatives

1. The no action alternative assumes the 1993 Master Plan amended in the 2007 BRAC EIS will remain as is, with no updates. The no action alternative should include an appropriate baseline that identifies existing conditions (post-BRAC personnel, visitors, etc.), including all existing development and transportation improvements that are in place. An analysis should be done to compare existing development, including that which was

evaluated in the 2007 BRAC EIS, to the additional development potential supported by the various alternatives in the RPMP.

While a pre-draft version of the RPMP dated October 2007 was provided for review, it is unclear whether a final amended RPMP was adopted. The EIS should clearly and specifically describe what will be evaluated in the no action alternative, and how the 2007 version of the RPMP differs from the updated RPMP.

2. The EIS should address recently adopted and ongoing Fairfax County Comprehensive Plan amendments and other land use-related actions that may affect Fort Belvoir, with the recognition that changes may occur to Fairfax County development projects during the process of preparing the EIS.
3. Each of the alternatives should address appropriate phasing of the transportation improvements necessary to support the proposed development and should also address the impacts to the road network beyond the immediate vicinity of Main Post and the Fort Belvoir North Area (FBNA).

Land Use and Development

1. Slide 7 of the Powerpoint presentation from the October 11, 2012 scoping meeting contains a framework plan that identifies areas suitable for future development beyond 2030. If specific spaces have been programmed for new facilities or the expansion of existing facilities, consideration should be given to including these details if they are being evaluated at this time.
2. The amount of overall industrial space seems to be reduced on Main Post. The EIS should discuss the rationale behind this proposed change to the RPMP, and the acreage of industrial land being converted to other land uses should be provided.

Transportation – General

1. Transportation analyses performed in support of the EIS should include appropriate travel demand modeling and a capacity and operational study.
2. The EIS should clearly document, for all alternatives, where both current and relocated employees and contractors are anticipated to reside and what the anticipated number and timing of vehicular trips to and from both the Main Post and the FBNA will be. The EIS should also consider to what extent highway facilities will be able to accommodate increased trips.
3. As mentioned under “Alternatives,” transportation improvements should be provided and appropriately phased in order to correct transportation deficiencies and to achieve an acceptable level of service on the transportation network in support of existing and new development. Road and transit improvements based on present and projected commuting

patterns through Fairfax County should be provided to accommodate the existing and additional trips to and from the Main Post and FBNA. Analysis should be sufficiently comprehensive to consider the need for improvements beyond the immediate vicinity of the Main Post and FBNA.

4. An analysis should be performed to determine if current access points into Fort Belvoir and FBNA as currently constructed are able to handle the number of vehicles entering the installation at the peak hour periods, and to extent to which signal modifications are needed along Richmond Highway and the Fairfax County Parkway to accommodate changes in commuting patterns.
5. An effective Transportation Demand Management (TDM) program should be incorporated for existing and future development. Goals should be established for specific percentage reductions in single-occupant vehicle usage. Ridesharing, carpooling, van pooling, bus, VRE, Metro, establishment of park and ride/transit facilities, and limiting available parking are just some of the methods that can be incorporated into an effective TDM program. The EIS should identify specific measures that will be applied to optimize the use of Metro, the Fairfax Connector, Virginia Rail Express, and Park and Ride facilities in order to reduce single occupancy vehicle use.
6. The EIS should evaluate the possible use of the abandoned coal train line right-of-way for some type of transit link to and from Fort Belvoir Main Post and should take into account the County's ongoing Countywide Transit Network Study.
7. The completion of the Fairfax County Parkway and Mulligan Road, as well as the widening of Richmond Highway through the Main Post, are current projects that address critical needs in the area. The EIS should consider the impacts of these projects on meeting future travel demand and should evaluate the ramifications of any significant delay in any of their construction/completion.
8. The EIS must address how future development will be phased to the availability of necessary roadway and transit improvements.
9. The EIS should contain analysis of the cumulative impacts of the proposed short term and long term development projects on the surrounding infrastructure.

Transportation – Main Post

1. The EIS should consider improvements to transit connections between existing transit facilities (Metrorail, VRE, bus service, park and ride lots, etc.), Fort Belvoir, and FBNA. The extension of Metrorail should be considered as a long range enhancement. Construction of park and ride facilities to the south of Fort Belvoir, a bus rapid transit extension from the existing REX service, and/or implementation of express service from Franconia-Springfield Metro/VRE, the Lorton VRE station, or from Prince William County are all possible considerations. To the extent possible, the EIS should consider studies that are underway, including the Virginia Department of Rail and Public

Transportation SuperNoVA study, the SuperNoVA Transit Study, and the Fairfax County Countywide Transit Network Study.

2. The EIS should address the over-capacity operations projected in past environmental assessments for the Richmond Highway/Fairfax County Parkway, Richmond Highway/Backlick Road, Richmond Highway/Pohick Road, Richmond Highway/Belvoir Road, and Kingman Road/Fairfax County Parkway intersections, as well as over-capacity at the I-95 ramps and the Fairfax County Parkway. All intersections agreed upon through prior discussion should be evaluated with associated deficiencies identified. Improvements should be provided to correct these deficiencies.
3. The EIS should consider the provision of an additional grade-separated connection between the North and South Post areas along with access that would improve traffic flow and reduce backups at the existing entrance gates. In particular, traffic being cleared through security at Walker Gate has been reported to back up onto the public roadway since completion of the hospital construction.

Transportation – Fort Belvoir North Area

1. The proximity of the FBNA to the Franconia-Springfield Metrorail and Virginia Railway Express stations may afford opportunities to optimize the use of this transit resource. The EIS should address the extent to which employees can be expected to commute to the area via Metrorail and the extent to which transit connections between the FBNA and the Franconia-Springfield station could increase commuting via transit to the site. In response to a request from NGA, Fairfax County has recently launched bus service to the site. The EIS should make commitments to emphasize this connection and identify other opportunities that will help reduce the use of SOVs.
2. The EIS should address future over-capacity concerns associated with Backlick Road at the FBNA and the I-95 ramps at the Fairfax County Parkway (which will relate to development at both the Main Post and the FBNA). Improvements should be provided to correct any deficiencies associated with these intersections and facilities.
3. The Memorandum of Agreement for construction of the Parkway between Fort Belvoir and the Army capped the population at FBNA at 8,500. The Parkway construction is essentially complete, which calls into question whether the MOA is still in effect. The original parties to the agreement should meet to discuss the cap and to decide whether an update to the Parkway MOA or a new MOA is necessary to document understandings related to population at FBNA. Fairfax County would like to be a part of these discussions.

Nonmotorized Transportation

1. The EIS should include a map of planned pedestrian and bicycle trails and demonstrate how they will connect to those shown on the adopted Countywide Trails Plan. Development of appropriate segments within and adjacent to Fort Belvoir should be

examined. Furthermore, trails along Richmond Highway and the Richmond Highway/Telegraph Road connector road as well as the Potomac Heritage Trail should be identified and incorporated onto the map of planned trails. The EIS should identify mechanisms through which new trails will be funded, phased, and constructed.

2. The EIS should address the extent to which pedestrian and bicycle connections will be provided between on-post and/or near-post housing and on-site employment areas.
3. The EIS should address the extent to which pedestrian connections and facilities (e.g. bus shelters) will be provided in order to facilitate transit use by new and existing employees.
4. The EIS should address the extent to which new office buildings will be designed to accommodate bicycle commuting (e.g., secure parking facilities, locker and shower facilities).

Housing

1. Increases in off-site housing demand associated with growth at Fort Belvoir should be clearly documented. For off-site housing, estimates should include that range of sales and rental rates that would be considered affordable to residents.

Schools

1. The EIS should identify the magnitude of the anticipated increase in number of school age children that will result from the anticipated on-post and off-post development resulting from employment growth at Fort Belvoir.
2. If a significant increase in the number of school age children is anticipated, the EIS should identify sites for new schools that will be sufficient to accommodate the expected increase and should identify federal funding that can be made available for school construction.

Parks and Recreation

1. Fort Belvoir provides recreation and community services that support its residents and employees. The EIS should include a needs assessment that projects the overall needs of its population for indoor and outdoor recreation and leisure facilities, open space, community services, and cultural and environmental programs. The EIS should address how the needs identified will be met on-site, and if not met on-site, the impact of the demand for these facilities on existing park and recreation resources in the area. Project consultants are encouraged to consult guidance regarding service levels for key types of recreational facilities that has been developed by the Fairfax County Park Authority; this guidance has been incorporated into the Parks and Recreation section of Policy Plan volume of Fairfax County's Comprehensive Plan. FCPA conducts a Countywide Park and Recreation Needs Assessment every 10 years that projects park and recreation needs and will be pleased to provide information collected through this process. The Mount

Vernon and Lee District areas are deficient in many recreational facility types and additional impacts cannot be easily absorbed without adding suitable land, expanding or building new facilities.

Emergency Services

1. The EIS should address the additional demands that new employees will create on emergency services and the extent to which Fort Belvoir will be providing these services. The EIS should document funding needs and sources for additional emergency service needs.

Air Quality

1. The “Environmental Impact Statement (EIS) Analysis Areas” fact sheet provided on October 11, 2012 identifies air quality as one of the many resources that will be evaluated in the EIS. Specifically, the fact sheet states that “the air quality assessment will describe air emissions from construction and facilities operations.” The fact sheet also notes that there will be a determination as to “whether a formal conformity determination is needed” in light of the status of Fairfax County as part of a nonattainment area for National Ambient Air Quality Standards. While such analyses are important and therefore should be supported, it is not clear if these analyses would compare the alternatives in regard to emissions of ozone precursors that would be associated with motor vehicle trips, vehicle miles traveled and traffic congestion, or if there would be any comparison of alternatives in regard to the potential for carbon monoxide hot spots associated with traffic congestion. These longer-term air quality issues associated with motor vehicle travel are important to consider; it is therefore recommended that such air quality analyses be performed.

Ecological Resources – General

1. We commend Fort Belvoir for its environmental stewardship efforts and recommend that the current planning effort serve to reinforce and, where possible, expand upon these efforts. The extent of preservation efforts on the post and the continued presence of large areas of ecologically valuable land attest to Fort Belvoir’s environmental sensitivity and the seriousness with which Fort Belvoir has pursued its guiding principle to “support the natural habitat.” The ecologically significant natural resource areas identified in Fort Belvoir’s Integrated Natural Resource Management Plan (INRMP) should be recognized as a fundamental planning factor, and efforts should continue to be made to protect and enhance these areas, such as the Forest and Wildlife Corridor. Toward that end, the EIS should address the compatibility of all alternatives with the full extent of significant natural resources as identified in the INRMP. Direct and indirect impacts, such as the potential for impacts by invasive species due to edge effects, should be addressed, as should be potential mitigation measures. The EIS should focus on how proposed actions will comply with the guiding principles and state what mitigating and long-term practices should be employed to offset impacts from proposed land disturbing activities.

2. In the past, concern has been expressed regarding the elimination of the “Environmentally Sensitive” category on the land use plan and the redesignation of environmentally sensitive areas as other uses. Fort Belvoir had previously suggested that environmentally sensitive/constrained areas would be referenced on the land use plan by a hatched overlay on top of the broad plan categories. This approach has not been applied on the Proposed Land Use Plan that was provided within the October 11, 2012 meeting handout. The Land Use Plan that is ultimately adopted should clearly identify environmentally-sensitive/constrained areas. In addition, plan text is needed that would clearly establish an expectation for protection of all environmentally-sensitive areas on the post. Significant restrictions should be placed on land disturbing activities and active uses (e.g., recreation, military training) within environmentally-sensitive areas, and such areas should be managed for the long-term protection of natural communities and ecosystems and, where applicable, the protection/recovery of species or communities of concern.
3. Environmental Quality Corridors (EQCs) as defined in Policy Plan Element of Fairfax County’s Comprehensive Plan should be protected. To date, Fort Belvoir has recognized EQCs within the FBNA and has pursued similar protection efforts on the Main Post, without identifying EQCs there (instead, a riparian area protection effort has been pursued). Fort Belvoir should give consideration to a more uniform approach to the designation and protection of environmentally sensitive areas, and EQC designations would be appropriate throughout the post and not just in the North Area. A figure in the October 11, 2012 scoping meeting handout (“The Guiding Principles in Action”) suggests that EQC designations may be pursued on the Main Post, and this should be encouraged. However, alternative approaches could be supported as long as the result would be the comprehensive protection of areas that would qualify, under Policy Plan guidance, for designation and protection as EQCs. If necessary to ensure protection consistent with the EQC policy, Fort Belvoir should augment its riparian area protection criteria.
4. The “environmentally sensitive” land use designation should be expanded where appropriate to include sensitive resources/landscapes such as stream valleys/EQCs in the FBNA, the Forest and Wildlife Corridor area, the majority of the southwestern portion of the Main Post, Accotink Creek EQC throughout the Fort Belvoir property, and all appropriate resource areas surrounding the Accotink Bay National Wildlife Refuge, the Jackson Abbot Wetlands Refuge, the all tidal shoreline areas, and Dogue Creek. Additionally, those areas that should be managed for the long-term protection of the natural communities and ecosystems, protection and recovery of species or communities of concern, such as the small whorled pogonia, should be included under this designation.
5. In earlier reviews, it has been noted that the southwestern portion of the Main Post contains mature upland forest with low levels of fragmentation, includes an “intact watershed,” adjoins the Accotink Bay National Wildlife Refuge, and protects both the Accotink and Pohick Creeks as they enter the tidal regime of the Potomac River at Pohick Bay and Gunston Cove. None of the alternatives would result in any development within the southwestern portion of the Main Post, and we commend Fort

Belvoir for recognizing the ecological value and sensitivity of this area. Since this area contains a high percentage of steep slopes and erodible soils that would be highly impacted by development activity, it should be preserved for natural and cultural resource protection and management with no development and limited activities.

6. The EIS should address how impacts to wetlands will be minimized. In addition, the EIS should address how any unavoidable impacts to wetlands will be mitigated. Mitigation/compensation should occur as close to the areas of impact as possible; the Stormwater Planning Division of the Fairfax County Department of Public Works and Environmental Services (703-324-5500) may be able to provide guidance regarding wetland mitigation/compensation opportunities.
7. Fort Belvoir should, if it has not already done so, pursue the control of invasive species and promote the establishment of native species in open space areas. This likely includes those areas on the FBNA rated as medium- and high-quality small whorled pogonia habitat (Fort Belvoir is the only known location of the species in Fairfax County (WSSI, 2005)), and suitable habitat for the wood turtle in larger, low-lying areas. These species are indicators of environmental health. Preservation of their suitable habitat means preservation of relatively high quality ecosystems which harbor many species. Therefore, The Natural Resource Management and Protection Branch of the Fairfax County Park Authority (NRMP) recommends that any infringement on the habitat for sensitive species or on sensitive communities be significantly limited and minimized so as preserve the maximum amount of these land areas as possible.
8. The 2007 BRAC EIS does a poor job of identifying the impacts along the Accotink Bay and Gunston Cove shorelines. Those impacts should be detailed and accounted for. There are already significant impacts in Gunston Cove and the Potomac River shoreline from development and recreational boating activities. Further impacts to those areas should be minimized. In particular, section 4.8.1.3 Rare Plant Communities of the BRAC EIS references an ecological communities assessment which identified 17 community types on Fort Belvoir Main Post, of which seven were sensitive wetland communities: four ranked very rare or extremely rare, and three ranked as rare to uncommon. These communities should be identified in the RPMP EIS and preservation measures provided to include buffers around the communities and protection of water resources draining to them.
9. The Fort Belvoir project list anticipates transportation projects that will require construction through Resource Protection Areas (RPA) and EQCs. NRMP recommends that the EIS should include mitigation measures for road design and construction practices that minimize resource impacts such as: locating stream crossings to minimize floodplain/EQC impacts, utilize open-bottom culverts or bridges whenever possible to maintain more natural stream flow, incorporate low-impact development (LID) practices to provide water quantity and quality controls on both new road projects and road expansion or renovation projects, incorporate wildlife passage tunnels and larger culverts to facilitate safe wildlife movement across road corridors, use native plants in stabilizing roadside areas and avoid frequent mowing of shoulders and medians, and do not use

invasive plants in stabilization and control invasive plant species during stabilization and restoration project establishment phases.

10. The EIS should address opportunities to preserve and maintain natural communities and ecosystem services at Fort Belvoir, including:
 - Guidelines and controls for land disturbing activities to include maintenance and training to prevent damage to natural resources.
 - A prohibition against the use of any non-native invasive plant species in plantings on post and a non-native invasive species inventory and control program.
 - Revision of the proposed landscape treatments for naturalized landscaping to utilize locally common native plant species shown occurring in Fairfax County in the Digital Atlas of Virginia Flora.
 - A strong program for controlling white-tailed deer populations to reduce them to the ecological carrying capacity to include population surveys, browse impact surveys to measure vegetative response and recovery, and funding and staff commitments to reduce and control deer herds and not just reliance on volunteer hunting which has not been shown to be capable of reducing deer to necessary levels to recover native vegetation.

Water Resources and Stormwater Management

1. The EIS should identify all 100-year floodplains (applying the county's definition) and all RPAs on Fort Belvoir. These areas should be protected consistent with county policy and regulations.
2. In defining boundaries of RPAs, post-specific information regarding locations of perennial streams and wetlands should be used to augment county maps of Chesapeake Bay Preservation Areas. Where perennial streams are known to exist, protection of these streams and associated buffer areas consistent with the text of the Chesapeake Bay Preservation Ordinance should be pursued, even if these areas are not identified as RPAs on county maps (note that the county has not performed perennial stream evaluations on Fort Belvoir property). Ideally, Fairfax County's protocol for identification of perennial streams should be applied.
3. Project consultants should coordinate with the Stormwater Planning Division of the Department of Public Works and Environmental Services on the identification of stream and stormwater management projects in the area of the Main Post and FBNA. A point of contact within the Stormwater Planning Division is Danielle Wynne, who can be reached at 703-324-5500.
4. The EIS should identify any body of water on or near the Main Post or FBNA that is included on the list of impaired waters designated pursuant to Section 303(d) of the Clean Water Act and should address the implications of these designations. Pohick Bay, other tidal waters, and nontidal portions of Accotink Creek are considered to be impaired.

5. One of the eight guiding principles identified in an October 11, 2012 scoping meeting handout is “support the natural habitat.” Included in the description of that principle is: “incorporate watershed planning into site planning.” Another guiding principle is “recognize land as a valuable resource.” Included in the description of that principle are: “employ compact redevelopment strategies” and “preserve existing open space.” Toward these ends, the EIS should address opportunities to minimize impervious cover and to use other low impact development and better site design techniques. For all new development and redevelopment at Fort Belvoir, designs should be pursued that would serve, to the extent possible, to replicate predevelopment hydrologic conditions through infiltration of stormwater runoff.
6. The EIS should address how impacts to streams will be minimized. In addition, the EIS should address how any unavoidable impacts to streams will be mitigated. Mitigation/compensation should occur as close to the areas of impact as possible; the Stormwater Planning Division of the Fairfax County Department of Public Works and Environmental Services (703-324-5500) may be able to provide guidance regarding stream mitigation/compensation opportunities.
7. At a minimum, Fort Belvoir should provide erosion and sediment control measures, stormwater management measures, and water quality best management practices that are consistent with county requirements. The EIS should clearly establish that these requirements will be satisfied. In addition, we encourage Fort Belvoir to establish stormwater management performance levels that will support policy, legislative and/or regulatory efforts that are under way (e.g., development of Total Maximum Daily Loads for local bodies of water as well as the Chesapeake Bay; new stormwater management regulations).

Wastewater Management

1. In support of the guiding principles set forth in the Master Plan, Fort Belvoir is strongly encouraged to further explore the option of using County’s reclaimed water from the Norman M. Cole Jr. Pollution Control Plant for current and planned facilities and activities at Fort Belvoir as a mitigation strategy in the EIS. Potential uses include irrigation of the golf course and parade grounds, cooling water for new/planned building power plants, and water for the steam plant. Fairfax County has provided infrastructure components, competitive rates, and favorable terms for current reclaimed water users. The use of reclaimed water will demonstrate the Army’s commitment to environmental stewardship and sustainability, reduce the demand on (and conserve) drinking water resources, reduce the Army’s cost of paying for drinking water, improve the Chesapeake Bay’s water quality by reducing the discharge of nutrients from the plant to the Bay, and provide nutrients (nitrogen and phosphorous) to the irrigated areas.
2. The Army’s current wastewater flow allocations are 3 million gallons per day from the Main Post and 1.8 million gallons per year from the FBNA. The Army would need to purchase more capacity in the County’s wastewater system, if projected flows exceed the

current allocations. The EIS should contain updated flow projections so that such a determination can be made.

3. Based on existing development and the proposed alternative scenarios, the sewer service agreement between the Army and the County needs to be updated to reassign some of the flow allocation from the South Area to the North Area of the Base. The EIS should recognize this need as well as the necessity of updating the wastewater pre-treatment requirements of the agreement.

Site Contamination

1. The EIS should identify sites on the Main Post and FBNA that have been subject to contamination and the status of efforts to clean these sites. The EIS should further identify the relationship, if any, between site contamination issues and siting decisions for new development.

Heritage Resources

1. The scoping materials provide an accurate overview of the Section 106 review process which is currently underway. As indicated in those materials, the Section 106 process is expected to result in the execution of a Programmatic Agreement (PA) to address potential adverse effects to historic properties by the implementation of Fort Belvoir's Real Property Master Plan. Fairfax County is designated in the PA as a consulting party and is participating in the Section 106 review process in that capacity. Once the draft PA is finalized, county staff will prepare a Board Item requesting the BOS to authorize the County Executive to sign the PA as a concurring party. It is anticipated that this will occur in early 2013.

Other

1. The EIS should provide guidance on green building performance levels that will be attained by any new development or redevelopment.
2. As noted previously, Fort Belvoir should be commended for its guiding principles. The principle to "achieve environmental sustainability" includes the following statement: "provide leadership in renewable energy and water conservation." Fort Belvoir is encouraged to elaborate on how these concepts will be pursued, particularly as detailed designs are developed for specific projects.
3. In support of energy efficiency, Fort Belvoir should consider assessing the opportunities that large-scale redevelopment of facilities on the post may provide for coordinated, on-site scale energy projects (e.g., use of on-site power generation for several building rather than having individual building systems; using waste heat generated in one building to provide heating in another).

4. The alternatives maps identify all short-range and long-range projects that would be associated with each alternative, and the various phases of the National Museum of the U.S. Army are identified as short-range projects for each alternative. It is not clear, though, if the geographic locations of each phase of the project have been identified correctly, as it was the county's understanding that the westernmost component of the museum (project 27) would not be constructed first, as has been suggested on the alternatives maps. Clarification should be provided.
5. The EIS should indicate whether or not any of the alternatives would have any impacts on operations at Davison Army Airfield. If any of the alternatives would have such impacts, the EIS should identify changes in noise impacts that would be associated with such operational changes.
6. In comments for previous projects at Fort Belvoir, we requested clarification regarding the circumstances under which transportation corridors, storm water management facilities and open space recreational facilities may be permitted in some designated habitat areas. We recommended that efforts be made to avoid disturbances in these areas unless such disturbances are unavoidable or unless the disturbances would have no adverse effect on the ecological functions of the areas in question. To gain a better understanding of these disturbances, the EIS should include a table that illustrates cumulative disturbances to designated habitat areas and the amount of acreage that has been reclaimed as a result of recent development in these habitat areas.

INDIVIDUALS

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Subject:

FW: Comments Real Property Master Plan EIS (UNCLASSIFIED)

From: Holly Dougherty [REDACTED]

Sent: Thursday, October 25, 2012 1:55 PM

To: imcom.fortbelvoir.dpw.environmental@us.army.mil

Subject: Comments Real Property Master Plan EIS

Based on information received at the October 11, public meeting reviewing short-range projects and the Real Property Master Plan Update for Fort Belvoir I am very supportive of Alternative 1 and the proposal to increase military housing and increase the number of employees at Fort Belvoir.

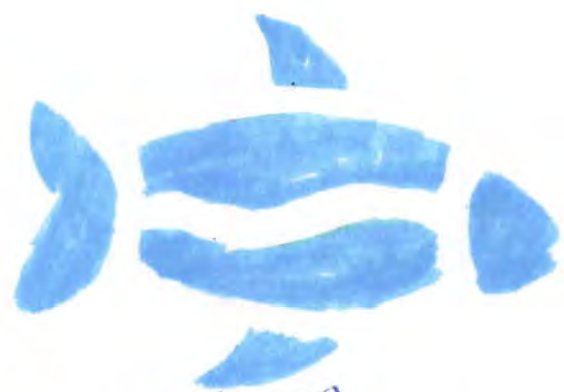
The Master Plan update increases in a responsible and incremental way residents of Fort Belvoir and national defense mission essential agencies. These increases will be a benefit to the surrounding communities in both the short and long term.

The current transportation infrastructure improvements underway around Fort Belvoir will help relieve congested main and secondary roads, while the proposed transportation improvements in the updated Master Plan will incorporate more mass transit options for Fort Belvoir employees.

With its proximity to both Washington DC and the Pentagon, the use of Fort Belvoir should be optimized to facilitate the military's mission of national defense. I support Alternative 1, full implementation of the Fort Belvoir Master Plan.

Holly Dougherty

Alexandria, VA [REDACTED]
[REDACTED]



22004200
 Tolson & May
 Concern:

I really think
 development should
 be kept to a minimum.
 Considering the
 traffic and surrounding
 neighborhoods, least
 development is
 desirable. Thank
 you.

Annette Wickham
 Associate,
 Fort Belvoir Exchange

Fort Belvoir Directorate of Public Works
 Environmental and Natural Resources Div.
 Re: Real Property Master Plan EIS
 9430 Jackson Loop, Suite 200
 Fort Belvoir VA 22060-5110



2206035116



APPENDIX B
ECONOMIC IMPACT FORECASTS

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Fort Belvoir Master Plan EIS Economic Impacts

Submitted by

AECOM

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B-1 Overview and Summary of Findings

Introduction

This task analyzes the potential economic impact of the proposed actions at Fort Belvoir as a part of the preparation of the Environmental Impact Statement (EIS) for the Update of Fort's Belvoir's Real Property Master Plan. The proposed Real Property Master Plan includes the construction of 52 new facility projects and 5 new transportation projects in the short term (2012-2017) and 9 facility projects and 10 transportation projects in the long term (2018-2030). One of the largest of the proposed projects short-term projects is the construction of the National Museum of the US Army (NMUSA).

The economic impact analysis looks at the estimated economic activity (such as sales and profit), employment, and wages that benefit the region of influence (ROI) defined in the EIS, which includes: Arlington County, Fairfax County, Loudoun County, Prince William County, Stafford County, and the independent Cities of Alexandria, Fairfax, Falls Church, Manassas, and Manassas Park in Virginia; Calvert County, Charles County, Frederick County, Montgomery County, and Prince George's County in Maryland; and the District of Columbia.

The impacts from new activity at Fort Belvoir occur in both the construction period and on an annual basis. Construction period impacts are estimated using projected construction costs, and annual impacts are estimated using spending activity at the NMUSA. The ongoing impacts include spending from museum visitors, sales at the museum, and the museum operating budget. Other new employees and visitors at Fort Belvoir are assumed to already live and work in the ROI. This spending is multiplied by Regional Input-Output Modeling (RIMS) II multipliers. RIMS II multipliers are created by the US Department of Commerce's Bureau of Economic Analysis (BEA) using data about how the region's businesses have historically sold goods and services, bought materials, and employed people. The multipliers account for how spending at Fort Belvoir "ripples" through the economy of the ROI. As when a stone is thrown into a lake, creating ripples of water, new jobs and spending from a construction project cause additional sales and hiring in the local economy.

Methodology

As mentioned, this analysis uses BEA's RIMS II multipliers. RIMS II is an "input-output" model, which measures how money flows through an area through the sales and purchases that businesses and households make. It measures what comes in (through purchases that businesses and households make that come from outside of the area, or "imports") and what goes out (through sales of goods and services, or "exports"). New spending from construction projects at Fort Belvoir creates sales for businesses (also called "output"), new jobs, and wages. It considers what happens at Fort Belvoir (called "initial change" in economic impact studies) as well as how those changes create other changes throughout the ROI. The new spending at Fort Belvoir (called "final demand" in economic

impact studies) ripples through the economy, creating direct, indirect, and induced impacts. These are defined as:

- Direct: The first level of impacts after what happens at Fort Belvoir. For example, if a NMUSA visitor buys a t-shirt at the museum shop, direct impacts would include the sales, jobs, and wages of the t-shirt supplier that sold the shirt to the store.
- Indirect: The impacts to the industries that support the direct impact businesses. Continuing the t-shirt example, indirect impacts would be the sales, employees, and wages of textile manufacturers, cotton producers, trucking companies for shipping of the goods, etc.
- Induced: The impacts of household spending of employees' from the jobs in the direct and indirect impacts above. In the t-shirt example, indirect impacts would include the museum shop cashier's purchases.

RIMS II multipliers are used to enable a fairly accurate analysis without difficult and costly survey-taking. While the advantages outweigh the disadvantages, it is important to understand the limitations of using any multipliers. One is the accuracy of the data used. To perform the analysis, assumptions are used as a "best guess" of future spending and construction costs.

Another assumption is that there are no supply constraints. In other words, if sales of t-shirts at the museum store create a greater need for cotton, the price of cotton could go up. However, for the analysis, there is no adjustment for this potential cost increase. The analysis assumes there will always be sufficient cotton to make these t-shirts.

RIMS II also assumes that all businesses of the same type conduct business the same way. For example, it assumes that all t-shirt manufacturers use a certain number of employees and a certain amount of raw materials to produce t-shirt sales. In reality some companies might have ways to use fewer people or less raw materials to produce a t-shirt. Similarly, RIMS II assumes that if a t-shirt is sold, that equals a certain number of jobs and sales elsewhere. In reality, a company might not hire a new person based on a few more sales of t-shirts. It could increase hours for employees or make other adjustments. However, in the multipliers, a new job (or a fraction of a job) is added. RIMS II also does not consider "regional feedback." This means that when a business makes a purchase of supplies from outside of the ROI, that money is considered to be removed permanently from the local economy. For example, in the case of the t-shirt, if the textile manufacturer buys the cotton from outside of the area to make the fabric, that money is "leaked." In reality, the cotton farmer might buy fertilizer and seeds from inside the region—that would be the "feedback" that RIMS II does not include.

Finally, there is no way of knowing exactly when an impact will occur. While visitors will spend a certain amount, say, in 2017, that does not mean the impacts will occur in the same year. The impacts could occur in the same month or take ten years to occur. For example, if the cashier selling the t-shirt is paid, she may pay rent as one of her household expenses with her wages. Subsequently, the landlord may pay utility bills, and the utility company will buy raw fuel, but it also may spend money to construct new pipelines, an impact that may not occur for several years or will be spread over several years. In most cases, however, it is fairly safe to assume that the greatest impact will occur in the year after money is spent.

The following is a description of the impacts examined. The assumptions used for each category and their results are shown in the next section.

- **Economic impacts of construction:** Include the impact of expenditures on construction materials and on earnings of construction workers and professional service providers during the construction period. The multipliers for the construction industry and the architecture and engineering services industry are used to estimate construction period impacts.
- **Operations:** It is assumed that most new jobs at Fort Belvoir are relocated from elsewhere in the ROI, and therefore impacts of these employees are not considered. However, operations at the NMUSA are new to the ROI. The projected operating costs for the NMUSA will impact the economy on an annual basis. The multipliers for the museums, historical sites, zoos, and parks industry are used to calculate annual impacts from NMUSA operating costs. Additionally, on-site retail and food and beverage sales will positively impact the economy. A retail margin is applied to retail sales prior to calculating impacts using the industry multiplier for retail trade. The impacts of food and beverage sales are calculated using the food services and drinking places industry multiplier.
- **Visitors:** Because the master plan includes NMUSA, the study considers the spending of NMUSA patrons. These impacts occur repeatedly on an annual basis and extend beyond the NMUSA site to the community. The museum has the potential to act as a visitor attraction, which will draw new customers to the ROI, who in turn spend at other locations. AECOM used visitor data from the Virginia Tourism Corporation (VTC) to estimate visitor spending in several categories and to determine where they travel from, how long they stay in the ROI, how many visitors per traveler group, and other characteristics. Not all visitors to the museum will be counted, because some visitors will come from within the ROI (and it is assumed that most of their spending would have occurred elsewhere in the ROI) and some visitors will add the museum to their itinerary for a visit to the Washington, DC area, already a visitor destination. The analysis estimates what spending occurs as a result of the museum based

on experience with similar museums. A retail margin is applied to visitor spending on goods, to account for the cost of goods—or what the retailer spends to buy and transport the merchandise for resale—prior to using the correct industry multiplier to calculate impacts.

Summary of Findings

AECOM assessed the estimated economic impact of each of the three EIS alternatives. One-time impacts are the total over the construction years. Ongoing economic impacts occur annually. Each alternative has impacts for two time periods—the short-term from 2012 through 2017 and the long-term from 2018 through 2030. These are shown in Table B- 1.

Table B- 1: Summary of Economic Impacts of Fort Belvoir Plan Alternatives

	Alt. 1			Alt. 2			Alt. 3		
	Output Earnings (\$Mil)		Jobs	Output Earnings (\$Mil)		Jobs	Output Earnings (\$Mil)		Jobs
Construction Period Impacts									
2012-2017	\$2,284	\$610	13,485	\$2,188	\$584	12,916	\$1,089	\$291	6,431
<u>2018-2030</u>	<u>\$956</u>	<u>\$255</u>	<u>5,644</u>	<u>\$898</u>	<u>\$240</u>	<u>5,304</u>	<u>\$2,151</u>	<u>\$574</u>	<u>12,698</u>
Total One-Time Impacts	\$3,240	\$865	19,129	\$3,086	\$824	18,220	\$3,240	\$865	19,129
Ongoing Impacts									
Museum Operations	\$23	\$4	165	\$23	\$4	165	\$23	\$4	165
Museum Visitor Spending	\$103	\$22	962	\$103	\$22	\$962	\$103	\$22	962
Annual Impacts¹	\$126	\$26	1,127	\$126	\$26	1,127	\$126	\$26	1,127

¹ Reflects a typical estimated museum operating year once the museum is open. Because the museum is in all three alternatives, the annual impacts are the same for all three scenarios. The opening is expected to take place in the 2017 time period. Impacts, however, will extend through to 2030 as well.

Source: NMUSA; RIMS II multipliers produced by the Regional Product Division of the Bureau of Economic Analysis; AECOM, 2013

B-2 Economic Impacts

Construction Period Impacts

Construction costs (either as provided by project on Department of Defense Form 1391 or estimated using average costs per square foot from available industry sources) are used to estimate economic impacts during the construction period. These are divided into hard and soft costs. Hard costs include the building materials and construction labor while soft costs include architectural services, financial fees, and other costs not directly involved in the construction. Multipliers for the construction industry are applied to the hard costs. Multipliers for the architectural and engineering services industry are applied to the soft costs. Both categories of costs are separated by appropriate alternative and by year, as shown in Table B- 2. The resulting impacts are shown in Table B- 3.

Table B- 2: Construction Cost by Year

2017		Alt. 1	Alt. 2	Alt. 3
		Full		
		Master Plan	Modified Long-	Modified Short-
Total Construction Cost	%	Implementation	Range Plan	Range Plan
Labor	40%	\$390,209,506	\$373,745,096	\$186,103,809
Materials	60%	\$585,314,259	\$560,617,644	\$279,155,714
Hard Costs	70%	\$975,523,765	\$934,362,739	\$465,259,523
Soft Costs--Design/Consulting/Engineering	30%	\$418,081,613	\$400,441,174	\$199,396,938
Total Development Costs		\$1,393,605,378	\$1,334,803,913	\$664,656,461
2030		Alt. 1	Alt. 2	Alt. 3
		Full		
		Master Plan	Modified Long-	Modified Short-
Total Construction Cost	%	Implementation	Range Plan	Range Plan
Labor	40%	\$163,326,945	\$153,471,356	\$367,432,642
Materials	60%	\$244,990,418	\$230,207,033	\$551,148,963
Total Hard Costs	70%	\$408,317,363	\$383,678,389	\$918,581,605
Soft Costs--Design/Consulting/Engineering	30%	\$174,993,156	\$164,433,595	\$393,677,831
Total Development Costs		\$583,310,519	\$548,111,984	\$1,312,259,436

Source: Fort Belvoir Department of Public Works, Facilities and Master Planning; Atkins; Reed Construction Data Online, 2008; AECOM, 2013

Table B- 3: Summary of Construction Period One-Time Economic Impacts by Alternative and Year

2017	Alternative 1			Alternative 2			Alternative 3		
	Output Earnings			Output Earnings			Output Earnings		
Economic Impact	(\$Mil)	(\$Mil)	Jobs	(\$Mil)	(\$Mil)	Jobs	(\$Mil)	(\$Mil)	Jobs
Direct/Indirect Impacts									
Hard Construction Costs	\$1,276	\$348	7,928	\$1,222	\$333	7,593	\$609	\$166	3,781
Soft Construction Costs	<u>\$568</u>	<u>\$172</u>	<u>2,848</u>	<u>\$544</u>	<u>\$172</u>	<u>2,727</u>	<u>\$271</u>	<u>\$172</u>	<u>1,358</u>
Total Direct/Indirect Impacts	\$1,845	\$520	10,775	\$1,767	\$506	10,321	\$880	\$338	5,139
Induced Economic Impact									
Hard Construction Costs	\$294	\$60	1,812	\$281	\$57	1,736	\$140	\$29	864
Soft Construction Costs	<u>\$145</u>	<u>\$30</u>	<u>897</u>	<u>\$139</u>	<u>\$28</u>	<u>860</u>	<u>\$69</u>	<u>\$14</u>	<u>428</u>
Total Induced Impacts	\$439	\$90	2,710	\$421	\$86	2,595	\$210	\$43	1,292
Total									
Hard Construction Costs	\$1,570	\$408	9,740	\$1,504	\$391	9,329	\$749	\$195	4,645
Soft Construction Costs	<u>\$714</u>	<u>\$202</u>	<u>3,745</u>	<u>\$684</u>	<u>\$193</u>	<u>3,587</u>	<u>\$340</u>	<u>\$96</u>	<u>1,786</u>
Total Economic Impact	\$2,284	\$610	13,485	\$2,188	\$584	12,916	\$1,089	\$290.92	6,431
2030	Alternative 1			Alternative 2			Alternative 3		
	Output Earnings			Output Earnings			Output Earnings		
Economic Impact	(\$Mil)	(\$Mil)	Jobs	(\$Mil)	(\$Mil)	Jobs	(\$Mil)	(\$Mil)	Jobs
Direct/Indirect Impacts									
Hard Construction Costs	\$534	\$146	3,318	\$502	\$137	3,118	\$1,202	\$328	7,465
Soft Construction Costs	<u>\$238</u>	<u>\$72</u>	<u>1,192</u>	<u>\$224</u>	<u>\$68</u>	<u>1,120</u>	<u>\$535</u>	<u>\$162</u>	<u>2,681</u>
Total Direct/Indirect Impacts	\$772	\$218	4,510	\$725	\$205	4,238	\$1,737	\$490	10,147
Induced Economic Impact									
Hard Construction Costs	\$123	\$25	758	\$116	\$24	713	\$277	\$56	1,706
Soft Construction Costs	<u>\$61</u>	<u>\$12</u>	<u>376</u>	<u>\$57</u>	<u>\$12</u>	<u>353</u>	<u>\$137</u>	<u>\$28</u>	<u>845</u>
Total Induced Impacts	\$184	\$37	1,134	\$173	\$35	1,066	\$414	\$84	2,551
Total									
Hard Construction Costs	\$657	\$171	4,077	\$617	\$160	3,831	\$1,478	\$384	9,171
Soft Construction Costs	<u>\$299</u>	<u>\$85</u>	<u>1,568</u>	<u>\$281</u>	<u>\$79</u>	<u>1,473</u>	<u>\$672</u>	<u>\$190</u>	<u>3,526</u>
Total Economic Impact	\$956	\$255	5,644	\$898	\$240	5,304	\$2,151	\$574.38	12,698

Note: Numbers may not add due to rounding

Source: Fort Belvoir, Virginia Real Property Master Plan Long Range Component Draft, March 2012; RIMS II multipliers produced by the Regional Product Division of the Bureau of Economic Analysis; AECOM, 2013

Ongoing Impacts

Most of the new jobs at Fort Belvoir are assumed to be relocating from elsewhere in the ROI. The likely impact of these jobs is a shift of expenditures from the employees' original place of work or residence in the ROI to areas closer to Fort Belvoir. One exception is the NMUSA. Operations at the museum are new to the ROI and will have a continuing economic impact from the museum's ongoing operating expenses and on-site sales.

NMUSA operations are the same for all three alternatives. It is scheduled to be built in the 2012 to 2017 time period, but will continue to have annual impacts during its operation. The NMUSA's anticipated stabilized operating expenses are approximately \$10.8 million. The museum also projects retail sales of \$2.50 million and sales from food and beverages and facility rental for events at \$2.12 million. This spending results in total impacts of \$23.0 million in output, \$4.4 million in earnings, and 165 jobs.

Table B- 4: NMUSA Operations Economic Impacts

	Output Earnings		
	(\$Mil)	(\$Mil)	Jobs
	Direct/Indirect Impacts		
Museum Operating Expenses	\$15.56	\$2.69	93
Retail Sales	\$1.24	\$0.33	12
Food & Beverage Sales	<u>\$2.98</u>	<u>\$0.76</u>	<u>41</u>
Total	\$19.8	\$3.8	146
	Induced Impacts /1		
Museum Operating Expenses	\$2.3	\$0.5	13
Retail Sales	\$0.3	\$0.1	2
Food & Beverage Sales	<u>\$0.6</u>	<u>\$0.1</u>	<u>4</u>
Total	\$3.2	\$0.6	19
	Total Impacts		
Museum Operating Expenses	\$17.8	\$3.1	106
Retail Sales	\$1.5	\$0.4	14
Food & Beverage Sales	<u>\$3.6</u>	<u>\$0.9</u>	<u>45</u>
Total	\$23.0	\$4.4	165

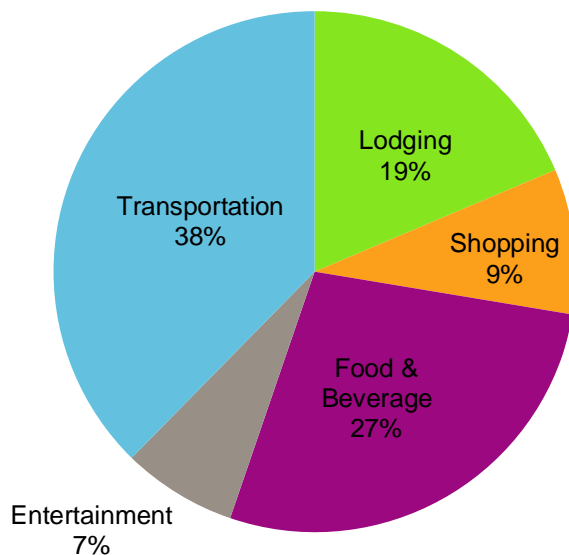
1/ Induced Impacts are reflected by the difference between the total impacts and the direct/indirect impacts.

Source: NMUSA; RIMS II multipliers produced by the Regional Product Division of the Bureau of Economic Analysis; AECOM, 2013

In addition to on-site spending, visitors to the NMUSA will spend elsewhere in the ROI. This spending is new to the ROI and will have an annual impact. While there are other visitors to Fort Belvoir, as with employment, it has been assumed that most of those expenditures are transferred from elsewhere in the ROI. For example, visitors to the Commissary or Exchange are likely driving from within the ROI, and would likely have bought goods elsewhere in the ROI. Thus, this is not a net addition of spending. Similarly, visitors doing business with the offices that have relocated from within the ROI would have been spending elsewhere in the ROI.

NMUSA visitors' spending on accommodations, retail, food and beverage, entertainment, and transportation are used to estimate impacts. To estimate spending per visitor, the analysis uses data from the Virginia Tourism Corporation. On average, visitors to Northern Virginia spent a total of \$468.20 per party per trip in 2011, broken down as follows:

Figure B- 1: Northern Virginia Share of Tourist Spending by Category, 2011



Source: Virginia Tourism Corporation, 2011; AECOM, 2013.

Because total visitor numbers—not total visitor party numbers—are available for the NMUSA, per-party spending is divided by the average visitors per party to arrive at the amount of spending per visitor (See Figure B- 1). This is the amount spent per overnight visitor. For day trips, the number is further divided by the average number of days per trip. Both of these amounts have been adjusted to 2013 dollars by using data from the Bureau of Labor Statistics Consumer Price Index.

Table B- 5: Average Per Visitor Spending, 2011 and 2013

	2011	Inflation	2013
Average Per Party Expenditure	\$468.20	2%	\$487.12
Average Per Person Expenditure 2.5 people per party	\$187.28	2%	\$194.85
Average Per Person Daily Expenditure at an Average Stay of 3.9 nights	\$48.02	2%	\$48.98

Source: Virginia Tourism Corporation, 2011; "Northern Virginia Regional Travel Profile," Virginia Tourism Corporation, 2011; AECOM, 2013

Total visitor spending is determined by multiplying this amount by the number of visitors. The number of visitors, and breakdown between day trip and overnight, is based on data from the NMUSA and from similar projects. Total visitation has been divided by overnight visitors (70 percent) and daytrips (30 percent). For each category of visitor, an assumption as to what is induced visitation—or visitors who come to the area and spend their money only because of the museum—needs to be made. This is based upon experience with other museum projects and general tourism behavior and is estimated at 20 percent of overnight visitors and 80 percent of daytrip visitors. While all of the spending from induced visitors is attributable to the museum and “counted” in the analysis, some of the non-induced visitors’ spending is also considered attributable because visitors may extend their trips or increase their spending based on having the museum as an additional attraction. The amount of attributable expenditures for these visitors is estimated at 10 percent of total per-visitor spending. The total spending by museum visitors to be used in the calculation of impacts is shown in Table B- 6.

Table B- 6: Total Visitor Spending Attributable to NMUSA

	Overnight	Daytrip	Total
Total Estimated Attendance ¹	441,000	189,000	630,000
Per Visitor Spending ²			
Accommodations	\$87.27	\$0.00	
Retail	\$42.16	\$5.42	
Food & Beverage	\$129.18	\$16.61	
Entertainment	\$33.35	\$4.29	
Transportation	\$176.24	\$22.66	
Total Per Visitor Spending	\$468.20	\$48.98	
Non-Induced Visitor Spending	Overnight	Daytrip	Total
Share of visitors not induced by NMUSA	80%	20%	
Non-Induced Attendance	352,800	37,800	390,600
Portion of Visitor Spending Attributable to NMUSA	10%	10%	
Attributable Spending			
Accommodations	\$3,078,853	\$0	\$3,078,853
Retail	\$1,487,381	\$20,491	\$1,507,872
Food & Beverage	\$4,557,515	\$62,787	\$4,620,302
Entertainment	\$1,176,759	\$16,212	\$1,192,971
Transportation	<u>\$6,217,588</u>	<u>\$85,658</u>	<u>\$6,303,246</u>
Total Induced Visitor Spending	\$16,518,096	\$185,148	\$16,703,244
Induced Visitor Spending	Overnight	Daytrip	Total
Share of visitors induced by NMUSA	20%	80%	
Induced Attendance	88,200	151,200	239,400
Portion of Visitor Spending Attributable to NMUSA	100%	100%	
Attributable Spending			
Accommodations	\$7,697,132	\$0	\$7,697,132
Retail	\$3,718,452	\$819,646	\$4,538,097
Food & Beverage	\$11,393,788	\$2,511,493	\$13,905,281
Entertainment	\$2,941,898	\$648,472	\$3,590,370
Transportation	<u>\$15,543,971</u>	<u>\$3,426,304</u>	<u>\$18,970,275</u>
Total Induced Visitor Spending	\$41,295,240	\$7,405,916	\$48,701,156
Total Visitor Spending by Category			
Attributable to NMUSA	Overnight	Daytrip	Total
Accommodations	\$10,775,985	\$0	\$10,775,985
Retail	\$5,205,832	\$840,137	\$6,045,969
Food & Beverage	\$15,951,303	\$2,574,281	\$18,525,583
Entertainment	\$4,118,657	\$664,684	\$4,783,341
Transportation	<u>\$21,761,560</u>	<u>\$3,511,962</u>	<u>\$25,273,521</u>
Total Induced Visitor Spending	\$57,813,336	\$7,591,063	\$65,404,399

¹ Total visitors have been distributed as 70% overnight and 30% day trip based on industry experience.

² Spending by "Day Trip" visitors excludes lodging and is estimated by taking the amount per day spent by overnight visitors . Partial credit for expenditures is given to non-induced visitation at a rate of 10% of total visitor spending.

Source: NMUSA; "Economic Impact of Domestic Travel on Virginia and Localities," Virginia Tourism Corporation, 2011; "Northern Virginia Regional Travel Profile," Virginia Tourism Corporation, 2011; AECOM, 2013

In general, the overall impact of retail sales per dollar spent is low compared to economic activity in other industries. This is true of all studies involving retail sales, and is not a fact specific to this study. This is because most of the inputs for retail sales come from outside the area—in the form of purchase of manufactured goods and in transportation of the goods. To compensate for this, an average retail margin, as provided by the Bureau of Economic Analysis's National Accounts Table (a component that is used in developing RIMS II multipliers), is applied to the sales amount to arrive at expenditures in the retail industry. In this case, that margin is 38 percent. Sales in food and beverage, accommodations, and transportation are used as the final demand input for analysis of those industries. Multipliers for each industry are applied to the final demand to estimate the resulting direct/indirect and induced output, earnings, and jobs.

After applying the margin, the remaining retail sales are \$2.3 million, as shown in Table B- 7, bringing the total visitor expenditures from \$65.4 million to \$61.6 million. The resulting annual impacts are shown in Table B- 8. Visitor spending results in total impacts of \$102.9 million in output, \$22.0 million in earnings, and 962 jobs. Of these, \$87.0 million in output, \$18.8 million in earnings, and 864 jobs are direct/indirect impacts. The remaining impacts are induced. The museum project is included in the 2012 to 2017 time period and is included in all three alternatives. Therefore, the annual impacts are the same for all alternatives. Provided visitation and spending continues at the same rate, the impacts would continue annually beyond 2017 and through the 2030 planning horizon.

Table B- 7: NMUSA Visitor Spending Retail Margin

Spending Category	Total Expenditures	Margin Adjustment	Local Retail Margin
Accommodations	\$10,775,985	100%	\$10,775,985
Retail	\$6,045,969	38%	\$2,297,468
Food & Beverage	\$18,525,583	100%	\$18,525,583
Entertainment	\$4,783,341	100%	\$4,783,341
<u>Transportation/Other</u>	<u>\$25,273,521</u>	<u>100%</u>	<u>\$25,273,521</u>
Total	\$65,404,399		\$61,655,899

Source: NMUSA; "Economic Impact of Domestic Travel on Virginia and Localities," Virginia Tourism Corporation, 2011; "Northern Virginia Regional Travel Profile," Virginia Tourism Corporation, 2011; RIMS II multipliers produced by the Regional Product Division of the Bureau of Economic Analysis; AECOM, 2013

Table B- 8: Total Annual Impacts from NMUSA Visitor Spending

	Output Earnings		
	(\$Mil)	(\$Mil)	Jobs
	Direct/Indirect Impacts		
Accommodations	\$15.6	\$3.3	133
Retail	\$3.0	\$0.8	30
Food & Beverage	\$26.0	\$6.6	356
Entertainment	\$6.9	\$1.5	59
Transportation/Other	\$35.5	\$6.5	286
Total	\$87.0	\$18.8	864
	Induced Impacts /1		
Accommodations	\$2.8	\$0.6	17
Retail	\$0.7	\$0.1	4
Food & Beverage	\$5.6	\$1.1	35
Entertainment	\$1.2	\$0.3	8
Transportation/Other	\$5.5	\$1.1	34
Total	\$15.9	\$3.2	98
	Total Impacts		
Accommodations	\$18.4	\$3.9	151
Retail	\$3.7	\$0.9	34
Food & Beverage	\$31.6	\$7.8	391
Entertainment	\$8.2	\$1.7	67
Transportation/Other	\$41.0	\$7.7	320
Total	\$102.9	\$22.0	962

1/ Induced Impacts are reflected by the difference between the total impacts and the direct/indirect impacts.

Source: NMUSA; RIMS II multipliers produced by the Regional Product Division of the Bureau of Economic Analysis; AECOM, 2013

Adding both the ongoing impacts from visitors and the ongoing operations of the NMUSA equals the total annual economic impacts. The spending results in total impacts of \$125.86 million in output, \$26.45 million in earnings, and 1,127 jobs. These are broken into direct/indirect and induced in Table B- 9.

Table B- 9: Total Ongoing Annual Impacts from NMUSA Operations and Visitor Spending

	Output Earnings		
	(\$Mil)	(\$Mil)	Jobs
Direct/Indirect Impacts	\$106.81	\$22.58	1,010
<u>Induced Impacts</u>	<u>\$19.05</u>	<u>\$3.88</u>	<u>117</u>
Total Impacts	\$125.86	\$26.45	1,127

1/ Induced Impacts are reflected by the difference between the total impacts and the direct/indirect impacts.

Source: NMUSA; RIMS II multipliers produced by the Regional Product Division of the Bureau of Economic Analysis; AECOM, 2013

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APPENDIX C
CULTURAL RESOURCES SECTION 106 CONSULTATION

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PROGRAMMATIC AGREEMENT

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Introduction

In conjunction with the master plan update, Fort Belvoir is preparing a Programmatic Agreement (PA) for the Maintenance, Operation, and Development (MOD) of Lands Covered by the Fort Belvoir Real Property Master Plan (MOD PA).

The purpose of the MOD PA is to support the execution of the updated real property master plan by streamlining the Section 106 compliance process for undertakings in the areas covered by the master plan. The MOD PA acknowledges multiple DoD-wide and specific Fort Belvoir agreement documents (specifically the DoD-wide agreements for Capehart and Wherry Era Housing; World War II-era temporary housing; World War II and Cold War-era ammunition storage facilities; and Cold War-era unaccompanied personnel housing; and Fort Belvoir agreement documents associated with housing and lodging privatization initiatives and BRAC) and notes that the MOD PA does not nullify or amend any existing terms or stipulations included in those other agreements. In addition, execution of the MOD PA will not preclude the execution of future agreement documents to govern the management of historic properties at Fort Belvoir.

The MOD PA includes multiple stipulations to streamline the Section 106 process for historic properties on Main Post and FBNA. The stipulations require Fort Belvoir to employ a Cultural Resources Manager (CRM) who will be the liaison between Fort Belvoir, the Virginia State Historic Preservation Officer (SHPO), and other consulting parties, and who will engage qualified professionals to undertake cultural resources projects.

The MOD PA stipulates that the CRM should participate in the planning and execution of all projects at Fort Belvoir's Main Post that may affect historic properties through identification of the area of potential effects (APE), evaluation of effects, and development of measures to mitigate adverse effects. Attachments to the document provide the APE developed for the Real Property Master Plan, which includes the Main Post and FBNA as well as surrounding areas that may be indirectly affected by Fort Belvoir's undertakings. A list of National Register-listed and eligible resources is included in the MOD PA. Other attachments to the MOD PA provide guidance on exempt undertakings and mitigation strategies.

This appendix contains the most recent draft of the MOD PA at the date of writing. If and when the PA is executed, the streamlined procedures it defines will be used to comply with Section 106 for undertakings on Main Post and FBNA.

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**PROGRAMMATIC AGREEMENT
AMONG
THE UNITED STATES ARMY GARRISON FORT BELVOIR,
THE VIRGINIA STATE HISTORIC PRESERVATION OFFICER,
THE MARYLAND STATE HISTORIC PRESERVATION OFFICER,
THE CATAWBA TRIBAL HISTORIC PRESERVATION OFFICER,
AND THE
ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING THE
MAINTENANCE, OPERATION, AND DEVELOPMENT
OF LANDS COVERED BY THE
FORT BELVOIR REAL PROPERTY MASTER PLAN**

Whereas, US Army Garrison Fort Belvoir (Fort Belvoir) has developed a Real Property Master Plan (RPMP); in accordance with Army Regulation 210-20; and in accordance with the guidance provided by the Vision and Development Plan (VDP), Installation Planning Standard (IPS), and Transportation Management Plan (TMP) components of the RPMP; Fort Belvoir proposes to continue to coordinate and administer an ongoing program of operations, maintenance, and development; and

Whereas, Fort Belvoir, a federally owned and operated facility, plans to carry out Projects pursuant to Army Regulation and Mission Requirements, thereby making the Projects undertakings subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 USC § 470f, and its implementing regulations, 36 CFR § 800; and

Whereas, Fort Belvoir has determined that the development of a PA, in accordance with 36 CFR § 800.14(b)(3), is warranted for the routine nature of many actions that are part of the ongoing management, operation, and development of Fort Belvoir; and

Whereas, the Fort Belvoir RPMP provides guidance for the ongoing management, and operation and future development of certain lands managed by Fort Belvoir for a period of up to thirty (30) years; and

Whereas, Fort Belvoir has determined that the implementation of the RPMP and aforementioned future Projects associated with may have an effect on historic properties eligible for or listed on the National Register of Historic Places (NRHP) or

within the Woodlawn Plantation National Historic Landmark, however, due to their nature and extent of these effects are not completely known; and

Whereas, Fort Belvoir has selected to develop and implement this MOD PA pursuant to 36 CFR § 800.14(b)(3) to guide implementation of the RPMP and to establish procedures for the management of historic properties on lands owned or managed by Fort Belvoir; and

Whereas, Fort Belvoir has determined that the implementation of this Programmatic Agreement (PA) will also provide a documented process for streamlined compliance with Section 106 of the NHPA for all lands covered by the RPMP; and

Whereas, Fort Belvoir has consulted with the Virginia State Historic Preservation Officer and the Maryland State Historic Preservation Officer (VASHPO and MDSHPO, respectively), and the Catawba Indian Nation Tribal Historic Preservation Office (THPO) in accordance with Sections 106 and 110(f) of the National Historic Preservation Act (NHPA) as amended (16 USC 470 et seq.) and the implementing regulations, 36 CFR § 800, and;

Whereas, the purpose of this PA is to ensure that the historic properties, as defined in 36 CFR § 800.16(l)(1) and (2), at Fort Belvoir are appropriately recognized and considered in the course of Fort Belvoir's implementation of the RPMP, and to set forth a streamlined process for compliance with Section 106 of the NHPA at Fort Belvoir when agreed upon criteria are met and procedures contained in this PA are followed; and

Whereas, Fort Belvoir, in consultation with the VASHPO, the MDSHPO, the THPO, and other Consulting Parties, has determined that the Area of Potential Effects (APE) for this undertaking is defined as the boundaries of Fort Belvoir, the viewshed of adjacent historic properties and the auditory boundary identified for adjacent historic properties, as defined and illustrated in Attachment A; and

Whereas, Fort Belvoir, in consultation with the VASHPO and MDSHPO, has identified historic properties (Attachment B) within the APE that are listed in or eligible for listing in the National Register of Historic Places (NRHP), pursuant to 36 CFR § 800; and

Whereas, Fort Belvoir, in consultation with the VASHPO, the MDSHPO, the THPO, and other Consulting Parties, has determined that the components of the RPMP incorporates protections and standards for the continued preservation of historic properties; and

Whereas, Fort Belvoir, in consultation with the VASHPO, the MDSHPO, the THPO, and other Consulting Parties, has determined that the Agreement incorporates protections, standards, provisions, and guidance for streamlining compliance with Section 106 of the NHPA at Fort Belvoir; and

Whereas, Fort Belvoir has conducted cultural resource surveys and evaluations as part of its Section 110 responsibilities, resulting in the identification of 222 Fort Belvoir-owned architectural historic properties (Attachment C), the majority of which consist of contributing elements to the NRHP eligible Fort Belvoir Historic District; and

Whereas, Fort Belvoir has conducted archaeological surveys in accordance with its Section 110 responsibilities, resulting in the identification of 163 archaeological sites that are listed, eligible to be listed on the NRHP or have yet to have eligibility determined(Attachment D); and

Whereas, Fort Belvoir has determined that no historic properties are located in the Fort Belvoir North Area and, therefore, no historic properties will be affected by future undertakings in the Fort Belvoir North Area (VDHR# 90-0901-F & 2007-0250); and

Whereas, Fort Belvoir will continue to comply with Section 106 compliance under NHPA for Capehart and Wherry Era Housing, World War II Temporary Wooden Buildings, Cold War Era Unaccompanied Personnel Housing, and World War II and Cold War Era Ammunition Storage Facilities through the Program Comment for Capehart and Wherry Era Army Family Housing and Associated Structures and Landscape Features (1949-62), approved on 31 May 2002 by the ACHP; and the Programmatic Memorandum of Agreement between the DoD, ACHP, and the National Conference of SHPOs (NCSHPO) regarding demolition of World War II Temporary Buildings, signed in July 1986, and amended in May 1991; and the Program Comment for Cold War Era (1946-1974) Unaccompanied Personnel Housing, approved on 21 May 2007 by the ACHP; and the Program Comment on World War II and Cold War Era (1939-1974) Ammunition Storage Facilities, approved on 21 May 2007 by the ACHP; properties covered by and administered to by these Agreements are not part of this PA; and

Whereas, Fort Belvoir has fulfilled Section 106 compliance under NHPA for the privatization of Family Housing on Fort Belvoir through the Programmatic Agreement between US Army Garrison Fort Belvoir and the Virginia State Historic Preservation Officer for the Privatization of Family Housing at Fort Belvoir, VA (RCI PA) signed 18 August 2003, nothing in this PA shall be interpreted as amending, nullifying, or otherwise changing any term of the existing RCI PA; and

Whereas, Fort Belvoir has fulfilled Section 106 compliance under the NHPA for the Base Realignment and Closure (BRAC) Related Expansion of Fort Belvoir, Virginia through the Programmatic Agreement among US Army Garrison Fort Belvoir, the Virginia State Historic Preservation Officer, the Catawba Tribal Historic Preservation Officer and the Advisory Council on Historic Preservation for the Base Realignment and Closure (BRAC) Related Expansion of Fort Belvoir, Virginia (BRAC PA) signed 18 January 2008, nothing in this PA shall be interpreted as amending, nullifying, or otherwise changing any term of the existing BRAC PA; and

Whereas, Fort Belvoir has completed Section 106 compliance under NHPA for the Privatization of Army Lodging (PAL) on Fort Belvoir through the Programmatic Agreement Among US Army Garrison Fort Belvoir, Virginia, the Virginia State Historic Preservation Officer, and the Advisory Council On Historic Preservation for the Privatization of Army Lodging and Discontinuation of Lodging at Buildings 172 and 20 Fort Belvoir, Virginia (PAL PA) signed 31 August 2011, nothing in this PA shall be interpreted as amending, nullifying, or otherwise changing any term of the existing PAL PA; and

Whereas, Fort Belvoir, in consultation with the VASHPO and other Consulting Parties, has determined that the *Design Guidelines for Department of Defense Historic Buildings and Districts* (DoD Guidelines) meet the “Secretary of the Interior’s Standards for Rehabilitation” (Standards); and

Whereas, in accordance with 36 CFR § 800.6(a)(1), Fort Belvoir has notified the Advisory Council on Historic Preservation (ACHP) of its potential for adverse effect determination, providing the required documentation, and the ACHP has chosen to participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii) (letter dated June 14, 2010); and

Whereas, because the APE for potential undertaking includes the Woodlawn Plantation (DHR Survey No. 029-0056), a Historic National Landmark, Fort Belvoir has invited the Secretary of the Interior (Secretary) to participate in this consultation pursuant to 36 CFR § 800.10(c), and the Secretary has elected not to participate by not responding; and

Whereas, the following federally recognized Indian tribes: the Eastern Band of Cherokee Indians, the Tuscarora Nation, the United Keetoowah Band of Cherokee Indians in Oklahoma, and the Catawba Indian Nation, which attach traditional religious and cultural importance to properties in the APE have been invited to consult on this PA and sign as consulting parties pursuant to 36 CFR § 800.2 (c)(2)(ii); and

Whereas, the Catawba Indian Nation has elected to participate in this consultation (letter dated July 24, 2008); and

Whereas, the United Keetoowah Band of Cherokee Indians in Oklahoma has elected not to participate (letter dated June 11, 2008); and

Whereas, the Eastern Band of Cherokee Indians and the Tuscarora Nation have elected not to participate by not responding; and

Whereas, Fort Belvoir has invited Fairfax County (County) to participate pursuant to 36 CFR § 800.2(c)(3) and sign the PA as a concurring party, and the County has agreed to participate (email dated June 28, 2010); and

Whereas, Fort Belvoir has invited Fairfax County Park Authority (FCPA) to participate pursuant to 36 CFR § 800.2(c)(3) and sign the PA as a concurring party, and FCPA has agreed to participate; and

Whereas, Fort Belvoir has invited the City of Alexandria, Department of Planning and Zoning to participate as a consulting party pursuant to 36 CFR § 800.2(c)(3), and they elected not to participate (email dated July 27, 2010); and

Whereas, Fort Belvoir has invited the City of Alexandria, Department of Planning and Zoning, Historic Preservation Office to participate as a consulting party pursuant to 36 CFR § 800.2(c)(3), and they elected not to participate, but requested to receive copies of the biannual report outlined in Stipulation XI of this PA (email dated May 3, 2012); and

Whereas, Fort Belvoir has invited the Alexandria Monthly Meeting of the Religious Society of Friends (Friends); Martha Catlin, an interested party; Gum Springs Historical Society; the National Trust for Historic Preservation (Trust); Woodlawn NHL (Woodlawn); the Council of Virginia Archeologists; the Mount Vernon Ladies Association (Mount Vernon); the National Capital Planning Commission (NCPC); Gunston Hall; and the National Park Service – George Washington Memorial Parkway Headquarters (NPS-Memorial Parkway) to participate as consulting parties pursuant to 36 CFR § 800.2(c)(5) and all of these parties elected to participate; and

Whereas, Fort Belvoir has invited Woodlawn Baptist Church, the Historical Society of Fairfax County, the National Park Service – Potomac Heritage Scenic Trail (NPS-Potomac Heritage), Woodlawn United Methodist Church, and Pohick Church to participate as consulting parties pursuant to 36 CFR § 800.2, and they elected not to participate by not responding; and

Whereas, Fort Belvoir has conducted a review process in accordance with the National Environmental Policy Act (NEPA) for the development of an Environmental Impact Statement (EIS) for the implantation of the RPMP, including the proposed projects found in the Vision and Development Plan, which included solicitation of public input on the potential effects of the undertaking to historic properties; and

Whereas, Fort Belvoir has provided for public participation in the consultation process through public meetings and publications as part of the development of the RPMP EIS; and

Whereas, Fort Belvoir held a Public Scoping Meeting for the RPMP EIS on October 11, 2012, at the Fairfax County, South County Center, at which, Fort Belvoir provided information to the public concerning the PA; and

Whereas, Fort Belvoir considered comments received from the public during the development of the EIS and public comments from the NEPA compliance process are compiled in the Final EIS; and

Whereas, the County, Friends, the Council of Virginia Archeologists, Martha Catlin and Trust have elected to sign as concurring parties to this PA; and

Whereas, Fort Belvoir has identified the MDSHPO, the VASHPO, the THPO, the ACHP, Friends, Martha Catlin, County, Trust, Woodlawn, Gum Springs Historical Society, the Council of Virginia Archeologists, Gunston Hall, Mount Vernon, NCPC, and NPS-Memorial Parkway as Consulting Parties hereafter referred to as Consulting Parties

Now, Therefore, Fort Belvoir, the MDSHPO, the VASHPO, the THPO, and the ACHP agree that this PA shall be implemented in accordance with the following stipulations to administer to the management, operation, and development of all lands managed by the Fort Belvoir RPMP, and to take into account the effect of the future undertakings on historic properties in conjunction with the development of the Fort Belvoir RPMP, and to streamline consultation process developed below for compliance with Section 106 of the NHPA.

STIPULATIONS

Fort Belvoir shall ensure that the following measures are carried out:

I. PROFESSIONAL QUALIFICATIONS

- A. Fort Belvoir shall appoint a government employee as the Cultural Resource Manager (CRM) and ensure that efforts to identify, evaluate, and treat historic properties consider the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* or are conducted under the supervision of personnel who meet applicable professional qualifications for undertaking such work.
- B. The CRM shall serve as the point of contact with the VASHPO, MDSHPO, the ACHP, the Consulting Parties, and the public. The Fort Belvoir Garrison Commander shall serve as the point of contact for all tribal communication unless designated otherwise through a Memorandum of Understanding.
- C. The CRM shall have access to Qualified Staff. For the purposes of this PA, "Qualified Staff" is defined as an individual who meets the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44738-9) in the appropriate discipline. For example: Architectural Historians or Historical Architects will be utilized to survey historic buildings, while Archaeologists or Anthropologists will be utilized to perform archaeological investigations. Determinations of effect or eligibility shall only be made by Qualified Staff that have a documented history with Fort Belvoir and/or the Army.

- D. Fort Belvoir shall ensure that qualified professionals are in place or available upon the execution of this PA and throughout its duration.
- E. Fort Belvoir shall provide to the SHPO information regarding the names and qualifications of those persons providing the qualified professional services in support of the cultural resources management programs, when those services undergo staffing changes, through the duration of this PA.
- F. The CRM shall participate in the installation-level planning of projects and activities that may affect historic properties and review all undertakings that are carried out in accordance with the terms of this PA.
- G. Fort Belvoir shall ensure that all historic preservation work carried out pursuant to this Agreement is carried out by or under the supervision of or in coordination with the Fort Belvoir CRM, unless otherwise indicated in this Agreement. If the appropriately qualified professional for particular preservation activities is not available to the installation, Fort Belvoir shall ensure that the services of a qualified preservation professional will be obtained as needed to appropriately address these activities.

II. REVIEW OF UNDERTAKINGS

- A. The CRM shall review all undertakings occurring on Fort Belvoir lands covered by the RPMP and shall define the APE for each undertaking.
- B. The CRM shall identify historic properties within the APE.
 - i. If the CRM determines that no historic properties are present within the APE, Fort Belvoir shall reach a determination of No Historic Properties Present and no further action shall be required.
 - ii. A record of the No Historic Properties Present determination shall be recorded in the biannual report outlined in Stipulation XI of this Agreement.
 - iii. If the CRM determines that historic properties are present within the APE, the CRM shall determine if that the undertaking has the potential to effect historic properties and shall evaluate those effects in accordance with Stipulation III of this Agreement.

III. EVALUATION OF POTENTIAL EFFECTS

- A. The CRM shall evaluate all undertakings determined to have the potential to affect historic properties for conformance with the Historic Preservation Restrictions (HPR, Attachments E and F), which are also found in Table 2-1 and Figures 2.15-16 of the RPMP Vision and Development Plan.

- B. If the CRM determines that the undertaking conforms to the HPR, the CRM shall determine if the undertaking is included in the list of Exempt Activities (Attachment H).
- i. If the CRM determines that the undertaking is an Exempt Activity, Fort Belvoir shall reach a determination of No Historic Properties Affected or No Adverse Effect and no further action shall be required except under the condition expressed in Stipulation III.B.iii, below.
 - ii. If the CRM determines that the undertaking is not an Exempt Activity, or may include other activities not described in those considered exempt, the CRM shall consult with the appropriate SHPO(s) and as necessary other appropriate consulting parties using the Streamlined Consultation Form process described in Stipulation III.B.iii, below for a determination of No Adverse Effect, prior to implementation.
 - iii. For a period of one (1) year from the execution of this Agreement, Fort Belvoir shall complete the Streamlined Consultation Form, located in Attachment I, for all No Adverse Effect determinations regardless of the undertaking's exempt status.
 - a. The CRM shall forward the complete Streamlined Consultation Form to the appropriate SHPO(s) and other appropriate consulting parties for review and comment.
 - b. The SHPO(s) shall have thirty (30) days calendar days and other appropriate consulting parties shall have fifteen (15) days to review the proposed undertaking and comment.
 - c. If the SHPO(s) disagrees with Fort Belvoir's determination, the CRM shall implement steps outlined in Stipulation III.C, below.
 - d. Three (3) months prior to the one (1) year anniversary of the execution of this Agreement, Fort Belvoir shall contact the Signatory Parties to determine if the Streamlined Consultation Form process outlined in Stipulation III.B.iii, above, shall remain in effect for all No Adverse Effect determinations or only be used for those undertakings that are not Exempt Activities.
- C. If the CRM determines that the undertaking fails to conform to the HPR, the CRM shall recommend changes to the project proponent in order to bring the undertaking into compliance with the HPR.

- i. If the recommendations are accepted, Fort Belvoir shall reach a determination of No Adverse Effect and no further action shall be required except under the condition expressed in Stipulation III.B.iii, above.
- ii. If the recommendations are not accepted, Fort Belvoir shall reach a determination of Adverse Effect and initiate mitigation strategies in accordance with Stipulation IV of this Agreement.
- iii. In instances when the SHPO(s) disagrees with Fort Belvoir's determination as described in Stipulation III.B.iii.c., above, the CRM shall respond in writing to the SHPO on how its comments and concerns were addressed and considered. If the SHPO still disagrees with Fort Belvoir's determination, the disagreement may be settled in accordance with Stipulation XII Dispute Resolution, below.
- iv. A record of the No Historic Properties Affected and No Adverse Effect determinations made pursuant to Stipulations III.B and III.C, above, shall be recorded in the biannual report outlined in Stipulation XI, below.

IV. MITIGATION OF ADVERSE EFFECTS

- A. The CRM shall evaluate each Adverse Effect to determine the appropriate type and level of mitigation required.
- B. The Fort Belvoir shall inform the appropriate SHPO(s)/THPO and other appropriate consulting parties of Fort Belvoir's Adverse Effect determination and recommend a mitigation strategy. The CRM shall either utilize a mitigation strategy found in Attachment G of this PA or recommend a separate strategy developed through consultation with the SHPO(s) and other consulting parties.
 - i. The SHPO(s)/THPO and other appropriate consulting parties shall have thirty (30) days to concur and/or comment on the adverse effect determination and recommended mitigation strategy.
 - ii. If the SHPO(s)/THPO and other consulting parties concur with the proposed mitigation strategy, Fort Belvoir shall develop a separate Memorandum of Agreement (MOA) to document the proposed determination and mitigation strategy.
 - a. Fort Belvoir shall submit the proposed MOA to the SHPO(s)/THPO, the ACHP, and all consulting parties for review.
 - b. The MOA shall require, at a minimum, the approval of the Garrison Commander and appropriate SHPO(s)/THPO as signatories for implementation. The ACHP may elect to participate pursuant to 36 CFR §

800.6(a)(1)(iii). Other consulting parties may be added to the MOA dependent upon the undertaking and selected mitigation strategy.

- iii. The appropriate SHPO/THPO and other appropriate consulting parties may request additional information on an Adverse Effect determination and propose a mitigation strategy. Additional consultation may include field visits, requests for additional information, and formal meetings to discuss the proposed undertaking and potential mitigations.
- iv. If the appropriate SHPO/THPO or one or more of the appropriate consulting parties objects to the proposed mitigation strategy, Fort Belvoir shall work to resolve the objection in accordance with Stipulation XII, Dispute Resolution, below.

V. NATIVE AMERICAN CONSULTATION

The Fort Belvoir has consulted with following federally recognized Indian tribes: the Eastern Band of Cherokee Indians, the Tuscarora Nation, the United Keetoowah Band of Cherokee Indians in Oklahoma, and the Catawba Indian Nation, that may have an affiliation with or interest in historic properties at Fort Belvoir in order to determine whether and which historic properties at Fort Belvoir have religious or cultural significance. Only the Catawba Indian Nation has elected to participate in consultation on this Agreement. Fort Belvoir shall amend this Agreement as required, if another federally recognized Indian tribe that has affiliation with or interest in historic properties at Fort Belvoir expresses participation in the future consultation actions. Fort Belvoir will implement the following procedures for consultation with the THPO as part of this agreement:

- A. When reconnaissance level survey results in the identification of historic properties, Fort Belvoir will consult with the THPO to determine whether the discovered historic property is of religious or cultural significance.
- B. When any undertaking on Fort Belvoir may affect a known historic property with religious or cultural significance to the THPO, the Garrison Commander will ensure that information regarding the proposed undertaking and the possible effects to the known site will be provided to the THPO and the Garrison Commander shall engage in meaningful consultation with the THPO before making a determination of effect.
- C. Fort Belvoir shall consult with the THPO on the undertakings described in Stipulation V in accordance with the procedures outlined in 36 CFR § 800 and shall not be subject to the streamlining procedures outlined in Stipulations II-IV.

VI. ANTITERRORISM/FORCE PROTECTION

- A. Fort Belvoir recognizes that actions taken to improve the security and decrease the vulnerability of its facilities to malicious attack have the potential to affect historic resources. Fort Belvoir shall minimize the effects of Antiterrorism/Force Protection (AT/FP) measures on historic resources through the following measures:
- i. Within five (5) years of execution of this Agreement Fort Belvoir shall request funding for and develop a threat assessment study of the facilities within the National Register-eligible Fort Belvoir Historic District, the Humphreys Pump Station, the Thermo-Con House and the Outdoor Amphitheatre 2287 and develop a comprehensive plan for addressing security deficiencies facing these properties in a manner that is consistent with the *Design Guidelines for Department of Defense Historic Buildings and Districts*.
 - ii. If Fort Belvoir is unable to fund the threat assessment, the installation will evaluate all proposed force protection deficiency upgrades following the process outlined in Stipulations I, II and III.
 - iii. Fort Belvoir shall forward a draft of the threat assessment study and comprehensive plan for addressing security deficiencies to the VASHPO, the MDSHPO, the THPO, the ACHP, and other Consulting Parties for review and comment. The Fort Belvoir CRM will consult the Directorate of Emergency Services and Directorate of Plans, Training, Mobilization and Security on what portions of the assessment can be released to consulting parties for review without compromising installation security and safety.
 - iv. The VASHPO, the MDSHPO, the THPO, the ACHP, and other Consulting Parties shall have thirty (30) days from time of receipt to respond to the threat assessment study and security deficiencies plan. If Fort Belvoir does not receive comments from the VASHPO, the MDSHPO, the THPO, the ACHP or other Consulting Party(ies), Fort Belvoir may assume that the non-responding party(ies) has/have no comment. Fort Belvoir shall take into consideration comments received within the review period when developing the final study and plan.
 - v. Using the findings of the threat assessment and other Army studies the CRM will update the Installation Planning Standards to include various AT/FP measures that will be acceptable for use near historic resources. Implementation of these measures will be reviewed using the Historic Preservation Restrictions (HPR) outlined in Attachment F of this Agreement and Table 2-1 and Figures 2.15-16 of the RPMP Vision and Development Plan.

VII. CULTURAL RESOURCES AWARENESS TRAINING

- A. Within three (3) years of execution of this Agreement, Fort Belvoir shall develop a Cultural Resources Awareness training course applicable for Garrison personnel and mission partners.
 - i. Fort Belvoir will develop a draft course outline for the Cultural Resources Awareness training and provide copies of the outline to the VASHPO, the MDSHPO, the THPO, the ACHP, and other consulting parties for review and comment.
 - ii. Training will cover existing laws, regulations, and agreements protecting cultural resources present on and adjacent to Fort Belvoir.
 - iii. Training will review use of the Historic Preservation Restrictions (HPR) outlined in (Attachment F) of this Agreement and Table 2-1 and Figures 2.15-16 of the RPMP Vision and Development Plan and the streamlined consultation process outlined in Stipulations II and II.
 - iv. The training will include materials that will allow the CRM to hold refresher training independent of the initial offering.
- B. The initial training course shall be offered under the supervision of the CRM and as required with the support of a contractor with qualified staff that meet the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44738-9) in the appropriate disciplines and has a long-term relationship with Fort Belvoir and/or the Army.
- C. Fort Belvoir will invite the SHPO, the ACHP, and Fairfax County to attend the training.
- D. If Fort Belvoir is unable to fund the development of the cultural resources awareness course, the CRM will independently develop a training program to be implemented through existing Garrison training events.

VIII. INADVERTENT ARCHAEOLOGICAL DISCOVERIES.

- A. All contracts involving ground disturbance activities shall require that the contractor submit an environmental protection plan and an excavation permit for government approval prior to commencement of work. The environmental protection plan shall include procedures for protecting historic resources that are known or discovered during construction. The excavation permit will be reviewed by the CRM and will include a copy of the Fort Belvoir Unanticipated Discoveries Policy (Attachment J).
- B. In the event that previously unidentified archaeological resources are discovered during ground-disturbing activities, all construction activities involving subsurface disturbance shall be halted within a 250 foot area of the discovery and in the

surrounding area where further subsurface remains can reasonably be expected to occur. Fort Belvoir shall notify the appropriate SHPO, the Catawba THPO, and other appropriate Consulting Parties within two (2) working days.

- C. The CRM shall immediately inspect the work site and determine the area and nature of the affected archaeological resource. Construction work may then continue in the area outside the archaeological resource as defined by Fort Belvoir in consultation with the appropriate SHPO and Catawba THPO.
- D. Within five (5) working days of the original notification of discovery, Fort Belvoir, in consultation with the appropriate SHPO, Catawba THPO and other appropriate Consulting Parties shall determine the National Register eligibility of the resource.
- E. If the resource is determined eligible for the NRHP, Fort Belvoir shall prepare a plan for its avoidance, protection, or recovery of information. Such plan shall be approved by the SHPO and commented on by the other Consulting Parties prior to implementation within 30 days of receipt.
- F. Work in the affected area shall not proceed until either:
 - i. The development and implementation of appropriate data recovery or other recommended mitigation procedures is accomplished, or
 - ii. The determination is made that the located resources are not eligible for inclusion in the National Register.
- G. Any disputes over the evaluation or treatment of previously unidentified resources shall be resolved as provided in the section of this Agreement titled Dispute Resolution.
- H. Fort Belvoir shall curate archaeological artifacts recovered from archaeological investigations or through post-review discoveries in accordance with 36 CFR §79, *The Curation of Federally-Owned and Administered Archaeological Collections*.
- I. Fort Belvoir shall consult with Catawba THPO with regards to the curation and display of Native American archaeological artifacts.

IX. HUMAN REMAINS

- A. If human remains and/or cultural items are encountered, the individuals making the discovery shall first contact the appropriate law enforcement agency and immediately notify the CRM.

- B. In the unlikely event that human remains, associated burial and funerary materials, objects of cultural patrimony, and/or sacred objects are encountered during the implementation of this Agreement, Fort Belvoir shall immediately halt all work in the area and contact the appropriate authorities. If the remains appear to be Native American in origin any such remains and/or funerary objects shall be treated in accordance with the Native American Graves Protection and Repatriation Act (25 USC 3001; NAGPRA) and its implementing regulations, 43 CFR §10.
- C. If the remains are determined not to be of Native American origin and do not warrant a crime scene, Fort Belvoir shall consult with the appropriate SHPO. Prior to the archaeological excavation of any remains, Fort Belvoir will submit an application for the archaeological excavation of human remains to the VASHPO in accordance with the Code of Virginia § 10.1-2305. The following information shall be submitted to the appropriate SHPO for consultation:
- i. The name of the property or archaeological site and the specific location from which the recovery is proposed. If the recovery is from a known archaeological site, a state-issued site number must be included.
 - ii. Indication of whether a waiver of public notice is requested and why. If a waiver is not requested, a copy of the public notice (to be published in a newspaper having general circulation in the area for a minimum of four weeks prior to recovery) must be submitted.
 - iii. A copy of the curriculum vita of the skeletal biologist who will perform the analysis of the remains.
 - iv. A statement that the treatment of human skeletal remains and associated artifacts will be respectful.
 - v. An expected timetable for excavation, osteological analysis, preparation of final report, and final disposition of remains.
 - vi. A statement of the goals and objectives of the removal (to include both excavation and osteological analysis).
 - vii. If a disposition other than reburial is proposed, a statement of justification.
- D. Fort Belvoir shall treat all human remains in a manner consistent with the ACHP "Policy Statement Regarding Treatment of Burial Sites, Human Remains and Funerary Objects" (23 February 2007).

X. ANTI-DEFICIENCY ACT

The stipulations of this PA are subject to the availability of funding. Nothing in this PA shall be interpreted to require Fort Belvoir or the Army to violate the

provisions of the Anti-deficiency Act. If sufficient funds are not made available to fully execute this Agreement, Fort Belvoir will consult in accordance with the amendment and termination procedures found at Sections XIII and XIV of this Agreement.

XI. BIENNIAL REPORTS & REAL PROPERTY PLANNING BOARD MEETING

- A. Fort Belvoir shall submit a biannual report to the VASHPO and the MDSHPO , the THPO, the ACHP, and the other Consulting Parties during July (covering the period from January to June of that year) and January (covering the period of June to December of the previous year) of each year throughout the duration of this Agreement. The biannual report shall include, but is not limited to:
 - i. A summary of all the No Historic Properties Affected determinations reached by Fort Belvoir.
 - ii. A summary of all the No Adverse Effect determinations reached by Fort Belvoir.
 - iii. A summary of all Adverse Effect determinations reached by Fort Belvoir and the mitigations and subsequent Mitigation Plans agreed to.
 - iv. A forecast of all known undertakings planned for the next six (6) month period.
- B. Fort Belvoir shall invite the VASHPO, the MDSHPO, the THPO, the ACHP, and the other Consulting Parties to attend the Real Property Planning Board meeting held in April and October of each year. This meeting shall provide Consulting Parties with the status of upcoming projects at Fort Belvoir.
- C. Following the Real Property Planning Board (RPPB) meeting, the Fort Belvoir CRM shall, if requested, meet with VASHPO, MDSHPO, THPO, ACHP, and/or the other Consulting Parties attendees to answer questions concerning upcoming projects presented during the RPPB. This meeting can be conducted in-person and/or through teleconference.

XII. DISPUTE RESOLUTION

- A. Should any party to this Agreement object in writing to Fort Belvoir regarding any action carried out or proposed with respect to any undertakings covered by this Agreement or to implementation of this Agreement, Fort Belvoir shall consult with the objecting party to resolve the objection.
- B. If after initiating such consultation, Fort Belvoir determines that the objection cannot be resolved through consultation; Fort Belvoir shall forward all

documentation relevant to the objection to the ACHP, including the proposed response to the objection.

- C. Within thirty (30) days after receipt of all pertinent documentation, the ACHP shall exercise one of the following options:
 - i. Advise Fort Belvoir that the ACHP concurs with Fort Belvoir's proposed response to the objection, whereupon Fort Belvoir shall respond to the objection accordingly; or
 - ii. Provide Fort Belvoir with recommendations, which Fort Belvoir shall take into account in reaching a final decision regarding its response to the objection; or
 - iii. Notify Fort Belvoir that the objection will be referred for comment pursuant to 36 CFR § 800.7(a)(4), and proceed to refer the objection and comment. Fort Belvoir shall take the resulting comment into account in accordance with 36 CFR §800.7(c)(4) and Section 110(l) of the National Historic Preservation Act.
- D. Should the ACHP not exercise one of the above options within thirty (30) days after receipt of all pertinent documentation, Fort Belvoir may assume the ACHP's concurrence in its proposed response to the objection.
- E. Fort Belvoir shall take into account any ACHP recommendation or comment provided in accordance with this stipulation with reference only to the subject of the objection; Fort Belvoir's responsibility to carry out all the actions under this agreement that are not the subjects of the objections shall remain unchanged.
- F. At any time during implementation of the measures stipulated in this Agreement, should an objection pertaining to this Agreement be raised by a member of the public, Fort Belvoir shall notify the parties to this Agreement and take the objection into account, consulting with the objector and, should the objector so request, with any of the parties to this Agreement to resolve the objection.

XIII. AMENDMENT OF AGREEMENT

- A. Any Signatory to this Agreement may propose to Fort Belvoir that the Agreement be amended, whereupon Fort Belvoir shall consult with the other parties to this Agreement to consider such an amendment. All Signatories to the Agreement must agree to the proposed amendment in accordance with 36 CFR §800.6(c)(7). The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.
- B. Any Signatory to this Agreement may terminate its participation by providing thirty (30) days written notice to the other parties, provided that the parties will consult during the period prior to the termination to seek amendments or other actions that would avoid termination. The ACHP shall be afforded an opportunity to comment

during this period as well. In the event of termination, Fort Belvoir shall submit to the SHPOs a technical report on all work done in accordance with Stipulations II, III, and IV of this Agreement, up to and including the date of termination and will comply with 36 CFR §800.

XIV. TERMINATION OF AGREEMENT

- A. If Fort Belvoir determines that it cannot implement the terms of this Agreement, or any Signatory to the Agreement determines that the Agreement is not being properly implemented, such Signatory may propose to the other Signatories to this Agreement that it be terminated.
- B. Any Signatory to this Agreement may terminate this Agreement by providing 30 days written notice to the other Signatory parties. During the period after notification and prior to termination, Fort Belvoir and the other Signatories shall consult to seek agreement on amendments or other actions that would avoid termination.
- C. In the event of termination, Fort Belvoir will comply with 36 CFR § 800 with regard to individual undertakings associated with the implementation of the Fort Belvoir RPMP and the management of historic properties on lands managed by Fort Belvoir.
- D. Should this Agreement be terminated, Fort Belvoir shall either:
 - i. Consult in accordance with 36 CFR §800.6 to develop a new Agreement; or
 - ii. Request the comments of the ACHP pursuant to 36 CFR §800.7.

XV. DURATION

This PA shall be effective the date of the last signature and remain in effect for ten (10) years. The parties to this Agreement or their successors shall consult six (6) months prior to the expiration of this Agreement on the need to renew or amend this Agreement.

Execution and implementation of this Agreement provides evidence that Fort Belvoir has taken into account the effects of undertakings on historic properties and has afforded the SHPOs, ACHP, and THPO an opportunity to comment on the implementation of the Fort Belvoir RPMP and the management of historic properties and streamlining of Section 106 consultation on lands covered by the RPMP. Execution and compliance with this programmatic agreement fulfills Fort Belvoir's Sections 106 and 110(f) responsibilities regarding the implementation of the Fort Belvoir RPMP and the management of historic properties on lands managed by Fort Belvoir, RPMP.

FORT BELVOIR, VIRGINIA

By:

MICHELLE D. MITCHELL
Colonel, AG
Commanding

Date _____

DRAFT

VIRGINIA STATE HISTORIC PRESERVATION OFFICER

By:

Julie V. Langan
Director, Department of Historic Resources

Date _____

DRAFT

MARYLAND STATE HISTORIC PRESERVATION OFFICER
By:

J. Rodney Little
State Historic Preservation Officer

Date _____

DRAFT

CATAWBA INDIAN NATION

By:

Dr. Wenonah Haire
Tribal Historic Preservation Office

Date _____

DRAFT

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By:

John M. Fowler
Executive Director

Date _____

DRAFT

CONCUR:

NATIONAL TRUST FOR HISTORIC PRESERVATION

By:

Paul W. Edmondson
Vice President & General Counsel

Date _____

DRAFT

ALEXANDRIA MONTHLY MEETING OF THE RELIGIOUS SOCIETY OF FRIENDS
By:

Thomas (Ted) Duvall
Clerk of Trustees

Date _____

DRAFT

FAIRFAX COUNTY, VIRGINIA
By:

Edward L. Long, Jr
County Executive

Date _____

DRAFT

FAIRFAX COUNTY PARK AUTHORITY, VIRGINIA
By:

John Dargle
Director

Date _____

DRAFT

COUNCIL OF VIRGINIA ARCHEOLOGISTS

By:

Elizabeth Crowell
President

Date _____

DRAFT

MARTHA CATLIN
By:

Martha Catlin
Interested Party

Date _____

DRAFT

ATTACHMENT A AREA OF POTENTIAL EFFECT (APE) DEFINITION AND MAPS

The APE for the Fort Belvoir RPMP MOD PA consists of three sub-APEs: land disturbance, visual, and auditory. Rivanna Station, Mark Center, Suitland Tower and Tysons Tower are not part of the RPMP and will not be included in the APE. Each of these APEs is defined below.

I. Land Disturbance APE

- a. Definition – The land disturbance APE encompasses all lands covered by the Fort Belvoir RPMP, including Fort Belvoir Main Post (North Post, South Post, Southwest Area and Davison Army Airfield), and Fort Belvoir North Area (FBNA).
- b. Justification – Although portions of Fort Belvoir lands (shoreline and areas adjacent to the installation boundary) are unlikely to be developed, the range of activities undertaken by Fort Belvoir means that all of the lands managed by Fort Belvoir are subject to possible disturbance. Undertakings that may result in land disturbance that are not related to development include, but are not limited to, shoreline stabilization, former range testing activities, stream stabilization, installation of security fencing, etc.

II. Visual APE

- a. Definition – The visual APE is broadly defined as the distance from which an undertaking will be visible. A number of factors influence the visual APE including the nature of the undertaking, terrain, vegetation and surrounding development. The visual APEs outlined below have been developed based on observations of existing structures and conditions on Fort Belvoir, review of the Woodlawn Historic District Viewshed study, site visits, and analysis of street views in person and through Google Maps.
- b. Justification – The visual APE is defined as an area extending one half mile from the outer edge of the “Developable Areas” of Fort Belvoir, as defined and illustrated in “Framework Plan” of the Fort Belvoir RPMP (Vision and Development Plan Figure 4.8). These developable parcels consist of both currently undeveloped land and land that is already developed. In instances where the edge of the developable area is within one half mile of major body of water (e.g. Gunston Cove, Potomac River), the width of the water body is excluded from the measurement calculation used to define the APE. Instances where the Visual APE continues over water for more than a mile and strikes landfall in a densely vegetated area, the limit of the APE will be met at the shoreline.

This APE is also based on the assumption that future development on Fort Belvoir will consist of structures that do not exceed ninety feet in height (roughly the equivalent of a six-story building with fifteen foot floor to ceiling heights).

III. Auditory APE

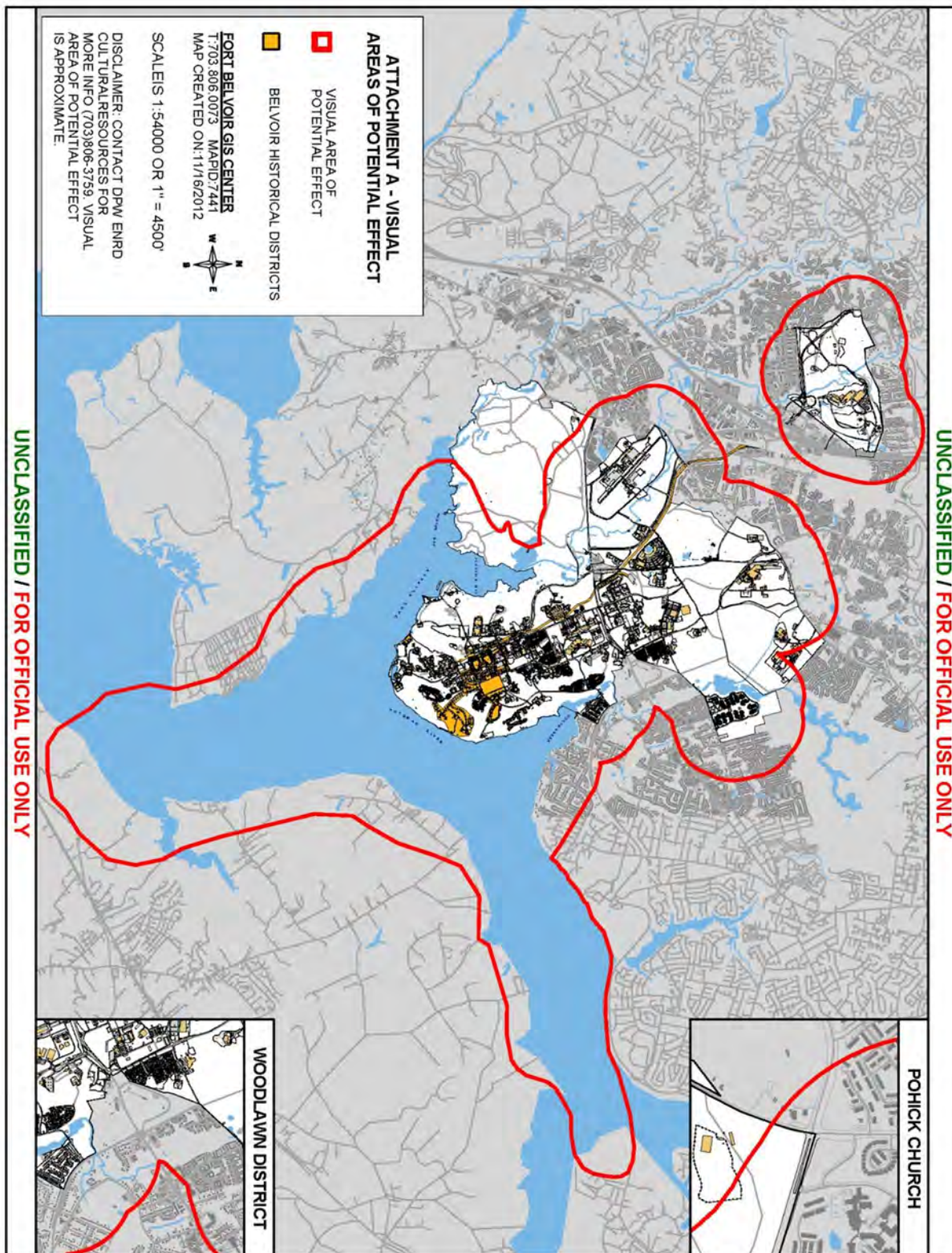
- a. Definition – The auditory APE is defined as one half mile from the outer edge of all property covered by Fort Belvoir RPMP, including Fort Belvoir Main Post (North Post, South Post, Southwest Area and Davison Army Airfield), and Fort Belvoir North Area (FBNA).
- b. Justification – This definition is based on the assumption that the loudest common noise generated on lands managed by Fort Belvoir is noise related to construction. Noise monitoring that occurred during the construction of the Fort Belvoir Community Hospital indicated that construction noise was not generally audible beyond one half mile from the source of the noise.

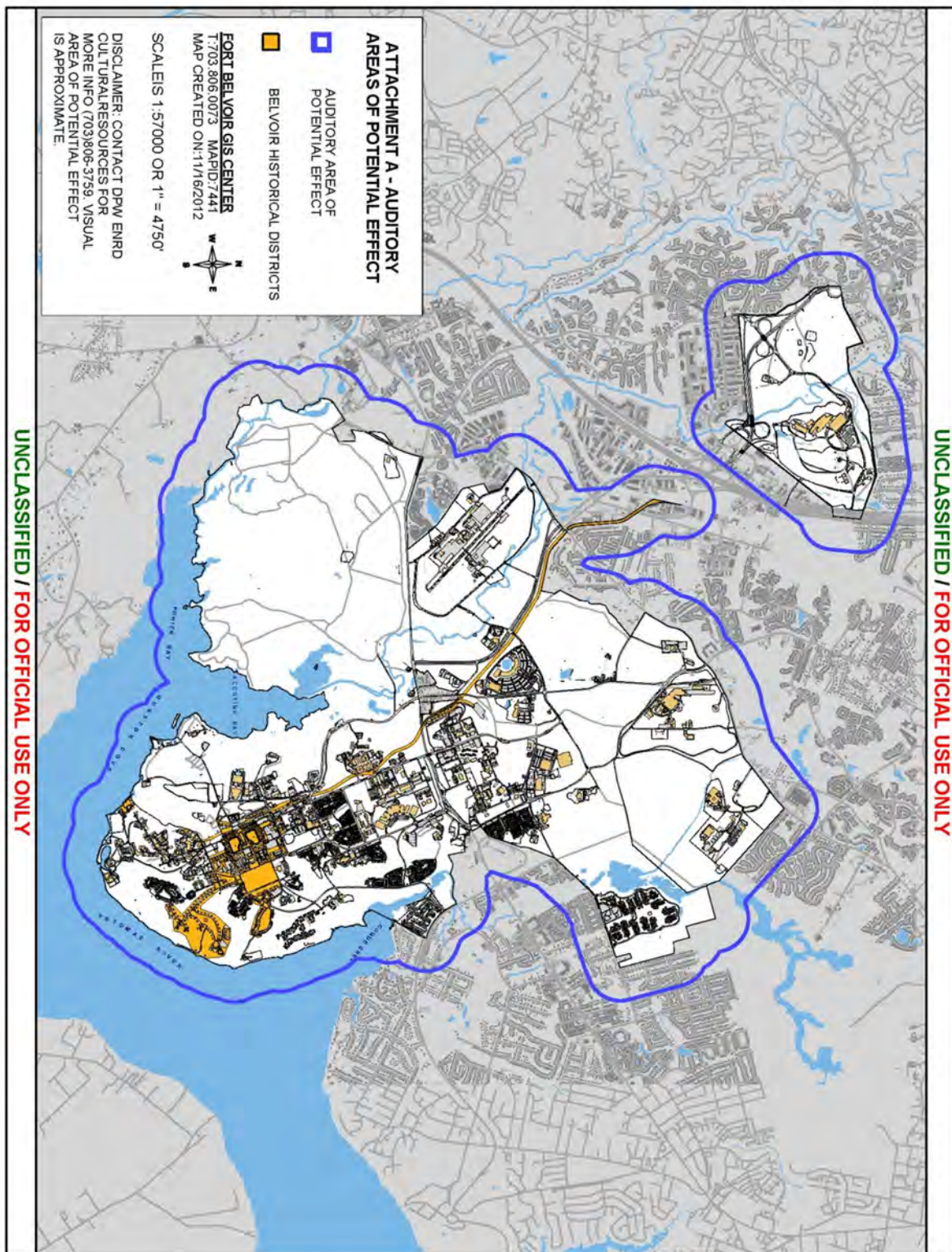
Assumptions

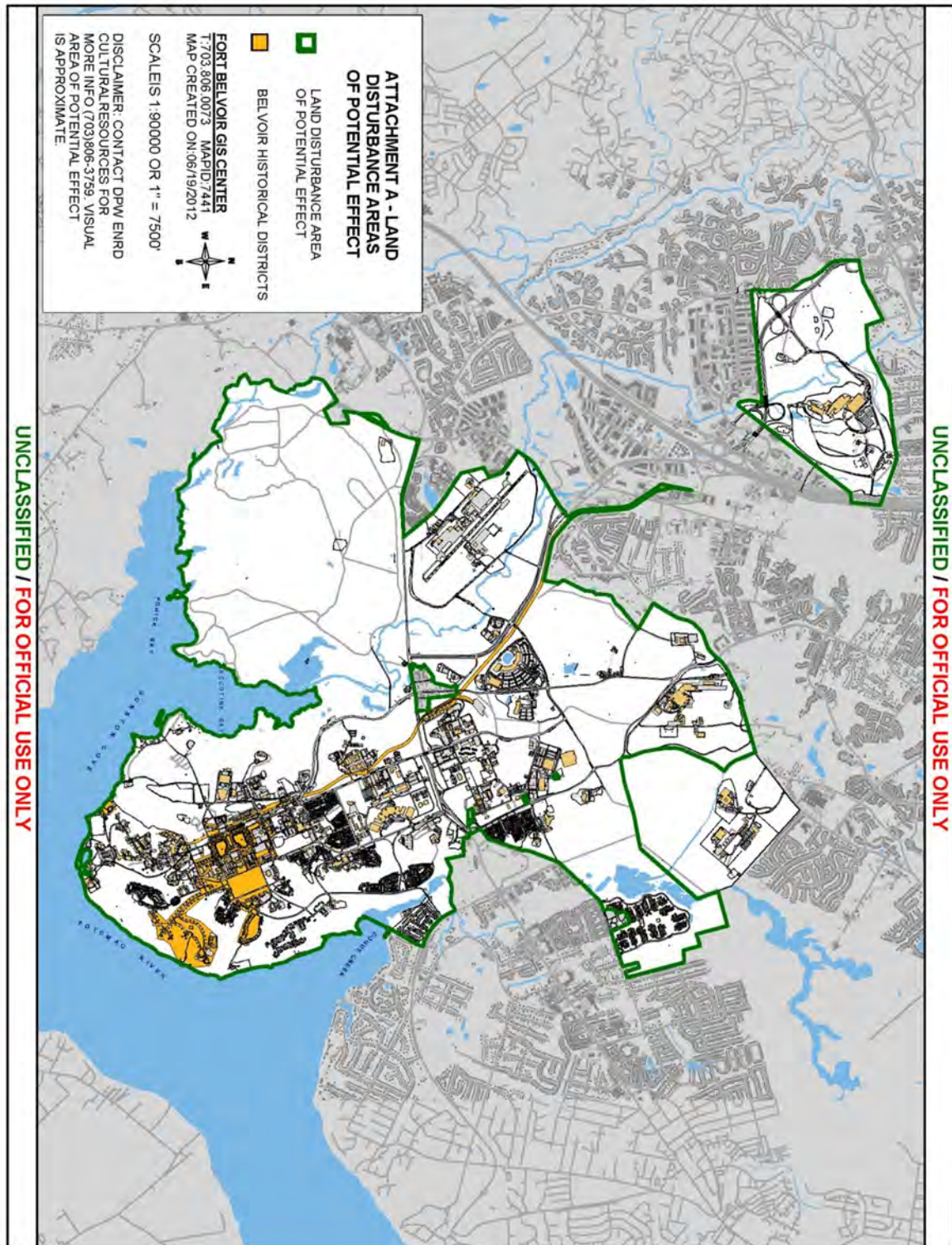
The APE for the Fort Belvoir RPMP MOD PA is based on the following assumptions:

- 1) Fort Belvoir will continue its current mission to provide a secure, safe operating environment for numerous missions and functions, including providing:
 - Administrative, logistics and operations support for regional and worldwide military missions.
 - A creative learning environment for students of Army and Department of Defense schools.
 - Military support for a variety of National Capital Region contingency missions.
 - Regional housing for active duty military families.
 - Quality of life support for the military community that includes health and recreation.
 - Environmental and cultural resources stewardship in concert with mission support.
 - This mission is fulfilled primarily through the provision of administrative space as well as medical, recreational and housing facilities.
- 2) Training activities on Fort Belvoir lands are limited to the following activities which generate a low level of noise, including:
 - Mapping;
 - Wayfinding;
 - Classroom training;
 - Horse riding and animal handling training; and
 - Emergency rescue operation training.

- 3) Training activities in the Southwest Area may also include the following activities and will follow the restrictions identified in Table 2.1 in the Vision and Development Plan:
 - Vehicle movement training;
 - Minor Excavation Training;
 - Blank fire training from 5.56 mm to 75 mm; and
 - IED simulator training.
- 4) New training activities in the Southwest Area that deviate from those defined above or will occur in areas inconsistent with their designated land use shall require additional consultation through the agreement document.
- 5) Future development of Fort Belvoir Main Post will consist primarily of high density low-rise development (1-6 stories).
- 6) Areas on Fort Belvoir Main Post adjacent to the shoreline have been categorized as areas of "limited development" due to environmental constraints; as such these areas are unlikely to be developed. Undertakings occurring within these areas will be limited to maintenance and repair activities and upgrades to existing facilities.
- 7) Development within 148 feet of the installation boundary will be limited to roads and infrastructure due to antiterrorism and force protection standards.







ATTACHMENT B HISTORIC PROPERTIES IDENTIFICATION

Fort Belvoir has identified the following historic properties within the Area of Potential Effect (APE) for the Fort Belvoir RPMP in accordance with 36 CFR § 800.4. This historic properties identification effort was undertaken in consultation with the Virginia State Historic Preservation Office (SHPO), the Advisory Council on Historic Preservation (ACHP), and other Consulting Parties.

All of the architectural properties listed below are either individually eligible or listed in the National Register of Historic Places (NR) or contributing resources to a NR eligible or listed historic district. In some instances properties are both individually NR eligible/listed and a contributing resources to a NR eligible/listed historic district. All of the archeological properties are either NR listed/eligible or have been recommended for further study.

The tables presented below will contain the following information as required:

Site Number: The official number assigned to an archaeological site by the state for the incorporation of information into archives and mapping systems.

Status: The NR eligibility status of the identified resource. This status will be based on the most current and up to date records available.

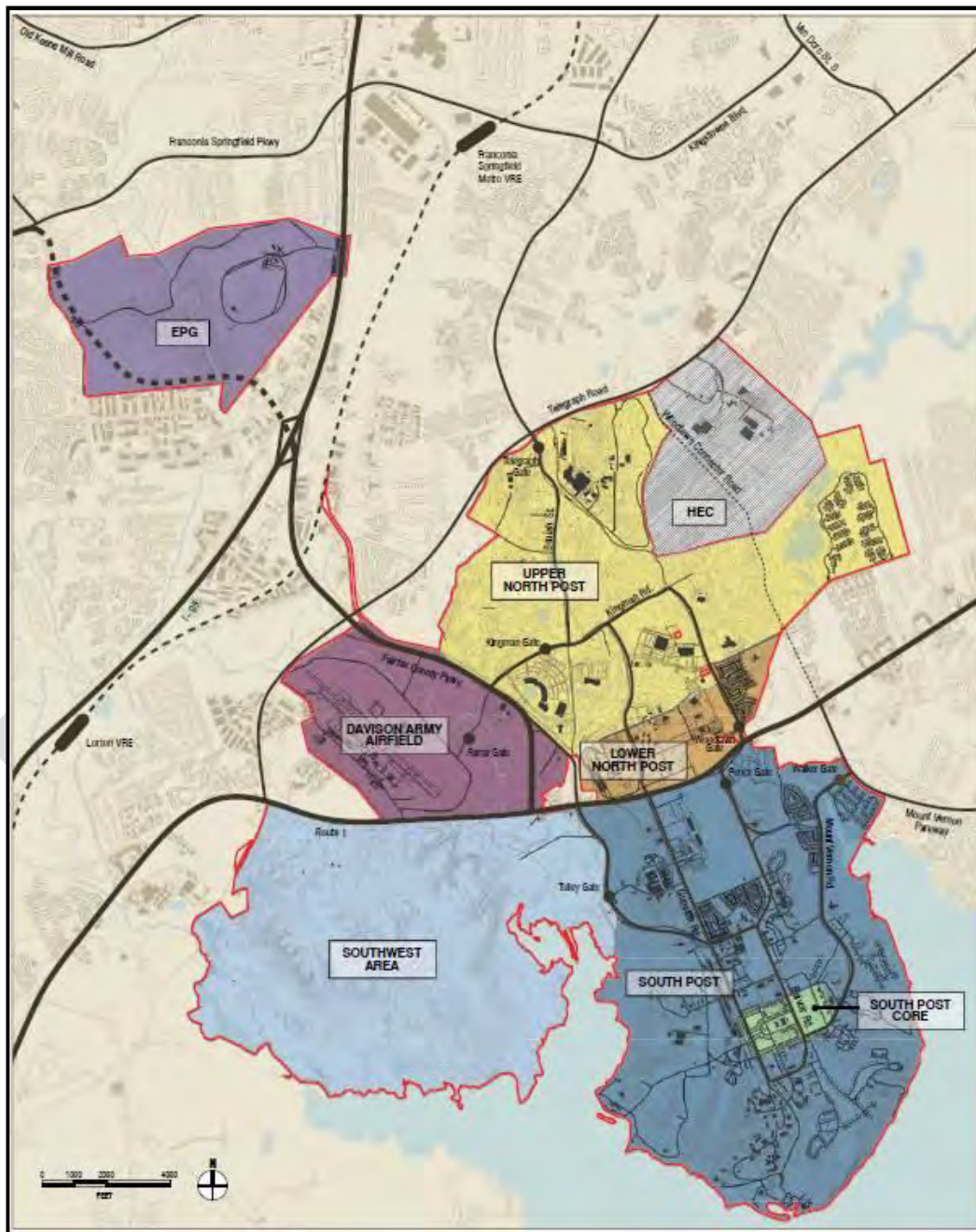
Facility Number: The unique number assigned by the installation to any building or structure per Army Regulation 405-45 to ensure its proper identification.

Facility Name/Function: The formal name given to an Army facility or its general function if no formal name exists.

Property Name: The formal name given to the property either by the owner or NR nomination form.

State ID#: The official number assigned by the SHPO through the state agency responsible for management of historic resources. The Fort Belvoir RPMP will feature numbers from both Virginia Department of Historic Resources (VDHR) and Maryland Historical Trust (MHT).

The map presented below shows the Fort Belvoir Main Post (including Davison Army Airfield, North Post, Southwest Area, and South Post), and Fort Belvoir North Area (FBNA), formally Engineer Proving Ground (EPG). Rivanna Station, Mark Center, Suitland Tower and Tysons Tower are not part of the RPMP and are not shown in this image.



Historic Properties – Land Disturbance APE

The following historic properties have been identified within the Land Disturbance APE, which is defined as Fort Belvoir Main Post (including Davison Army Airfield, North Post, Southwest Area, and South Post), and Fort Belvoir North Area (FBNA). Rivanna Station, Mark Center, Suitland Tower and Tysons Tower are not part of the RPMP and will not be included in the Land Disturbance APE.

Historic Properties Fort Belvoir Main Post – Davison Army Airfield

- Historic Architectural Properties Identified: 100% surveyed, no historic architectural properties have been identified at this time. Existing properties will be evaluated through Section 110 as they reach 50 years of age. 2009, *Davison Army Airfield Evaluation*, VDHR# 2009-0716

- Archeological Properties Identified

Site Number	Status	Site Number	Status	Site Number	Status
44FX0035	Further Study	44FX1936	Further Study	44FX1949	Further Study

Key: NR-Eligible = National Register Eligible Further Study = Further Study Required

Historic Properties Fort Belvoir Main Post – North Post

- Historic Architectural Properties Identified

Facility Number	Facility Name/Function	State ID #	Facility Number	Facility Name/Function	State ID#
1433	Railroad Bridge	029-5424	2287	Amphitheater	029-0209-0386
2298	Railroad Bridge	029-5010	2486	Railroad Bridge	029-5034
7332	Railroad Coal Trestle	029-5436	Various	Fort Belvoir Military Railroad	029-5648

- Archeological Properties Identified

Site Number	Status	Site Number	Status	Site Number	Status
44FX0035	Further Study	44FX0460	Further Study	44FX0461	Further Study
44FX0462	Further Study	44FX0669	Further Study	44FX1208	Further Study
44FX1210	NR-Eligible	44FX1498	Further Study	44FX1589	Further Study
44FX1810	NR-Eligible	44FX1815	NR-Eligible	44FX1914	Further Study
44FX1945	Further Study	44FX1946	Further Study	44FX1947	Further Study
Holland Site	TBD				

Key: NR-Eligible = National Register Eligible Further Study = Further Study Required

Historic Properties Fort Belvoir Main Post – Southwest Area

- Historic Architectural Properties Identified: 100% surveyed, no historic architectural properties have been identified at this time. Existing properties will be evaluated through Section 110 as they reach 50 years of age.

– Archeological Properties Identified

Site Number	Status	Site Number	Status	Site Number	Status
44FX0012	NR-Eligible	44FX0230	Further Study	44FX0231	Further Study
44FX0611	Further Study	44FX0629	Further Study	44FX0631	Further Study
44FX0632	Further Study	44FX0640	Further Study	44FX0641	Further Study
44FX0642	Further Study	44FX0677	Further Study	44FX0678	Further Study
44FX0679	Further Study	44FX0680	Further Study	44FX0681	Further Study
44FX0705	Further Study	44FX0710	Further Study	44FX1077	Further Study
44FX1078	Further Study	44FX1079	Further Study	44FX1080	Further Study
44FX1081	Further Study	44FX1213	Further Study	44FX1301	Further Study
44FX1302	Further Study	44FX1303	Further Study	44FX1310	Further Study
44FX1311	Further Study	44FX1312	Further Study	44FX1313	Further Study
44FX1314	Further Study	44FX1320	Further Study	44FX1321	Further Study
44FX1322	Further Study	44FX1323	Further Study	44FX1324	Further Study
44FX1325	Further Study	44FX1326	NR-Eligible	44FX1356	Further Study
44FX1630	Further Study	44FX1631	Further Study	44FX1632	Further Study
44FX1633	Further Study	44FX1634	Further Study	44FX1635	Further Study
44FX1636	Further Study	44FX1637	Further Study	44FX1638	Further Study
44FX1641	Further Study	44FX1642	Further Study	44FX1643	Further Study
44FX1644	Further Study	44FX1645	Further Study	44FX1646	Further Study
44FX1647	Further Study	44FX1649	Further Study	44FX1651	Further Study
44FX1657	Further Study	44FX1658	Further Study	44FX1659	Further Study
44FX1679	Further Study	44FX1681	Further Study	44FX1682	Further Study
44FX1685	Further Study	44FX1686	Further Study	44FX1687	Further Study
44FX1688	Further Study	44FX1689	Further Study	44FX1691	Further Study
44FX1693	Further Study	44FX1694	Further Study	44FX1696	Further Study
44FX1697	Further Study	44FX1698	Further Study	44FX1700	Further Study
44FX1701	Further Study	44FX1704	Further Study	44FX1705	Further Study
44FX1706	Further Study	44FX1707	Further Study	44FX1712	Further Study
44FX1717	Further Study	44FX1718	Further Study	44FX1719	Further Study
44FX1720	Further Study	44FX1723	Further Study	44FX1906	Further Study
44FX1908	NR-Eligible	44FX1909	Further Study	44FX1910	Further Study
44FX1911	Further Study	44FX1912	Further Study		

Key: NR-Eligible = National Register Eligible Further Study = Further Study Required

Historic Properties Fort Belvoir Main Post – South Post

– Historic Architectural Properties Identified

Facility Number	Facility Name/Function	State ID#	Facility Number	Facility Name/Function	State ID#
Various	Fort Belvoir Historic District	029-0209	Various	Pump Station and Filter Building	029-0096
Various	Army Package Power Reactor	029-0193	172	Thermo-Con House	029-5001
Various	Fort Belvoir Military Railroad	029-5648			

– Archeological Properties Identified

Site Number	Status	Site Number	Status	Site Number	Status
44FX0004	NR-Listed	44FX0010	Further Study	44FX0011	Further Study
44FX0545	Further Study	44FX0627	Further Study	44FX1304	Further Study
44FX1305	NR-Eligible	44FX1306	Further Study	44FX1307	Further Study
44FX1308	Further Study	44FX1315	Further Study	44FX1327	NR-Eligible
44FX1328	NR-Eligible	44FX1330	Further Study	44FX1331	Further Study
44FX1334	Further Study	44FX1335	Further Study	44FX1336	Further Study
44FX1337	Further Study	44FX1338	Further Study	44FX1339	Further Study
44FX1340	NR-Eligible	44FX1341	Further Study	44FX1342	Further Study
44FX1343	Further Study	44FX1357	Further Study	44FX1499	Further Study
44FX1500	Further Study	44FX1502	Further Study	44FX1505	Further Study
44FX1621	NR-Eligible	44FX1677	Further Study	44FX1714	Further Study
44FX1898	Further Study	44FX1899	Further Study	44FX1901	Further Study
44FX1902	Further Study	44FX1903	Further Study	44FX1919	Further Study
44FX1920	Further Study	44FX1924	Further Study	44FX1925	NR-Eligible
44FX1927	Further Study	44FX1928	Further Study	44FX1929	NR-Eligible
44FX1930	Further Study	44FX1931	Further Study	44FX1932	Further Study
44FX1935	Further Study	44FX1936	Further Study	44FX1948	Further Study
44FX3253	NR-Eligible				

Key: NR-Eligible = National Register Eligible Further Study = Further Study Required

Historic Properties Fort Belvoir North Area

- Historic Architectural Properties Identified: 100% surveyed, no historic architectural properties have been identified at this time. Existing properties will be evaluated through Section 110 as they reach 50 years of age. *2007, An Architectural Survey of the Engineer Proving Ground, Fort Belvoir, Virginia, VDHR# 2007-0250*
- Archeological Properties Identified: 100% surveyed, no archeological properties identified. *1994, Archaeological Study of Engineer Proving Ground, VDHR# 90-0901-F*

Historic Properties – Visual APE

Fort Belvoir Main Post Visual APE

The following historic properties have been identified within the Visual APE for Main Post, which is defined as an area extending one half mile from the outer edge of the “Developable Areas” of Fort Belvoir as defined and illustrated in “Framework Plan” of the Fort Belvoir RPMP (Vision and Development Plan Figure 4.8). These developable parcels consist of both currently undeveloped land and land that is already developed. The developable areas were created using multiple geographic, environmental and land use constraints outlined in the RPMP. In instances where the edge of the developable area is within one half mile of major body of water (e.g. Gunston Cove, Potomac River) the width of the water body is excluded from the measurement calculation in defining the APE.

This APE is based on the assumption future development on Fort Belvoir will consist of structures that do not exceed ninety feet in height (roughly the equivalent of a six-story building with fifteen foot floor to ceiling heights). Instances where the Visual APE continues over water for more than a mile and strikes landfall in a densely vegetated area, the limit of the APE will be met at the shoreline.

– Historic Architectural Properties Identified

Virginia Properties			
Property Name	State ID#	Property Name	State ID#
Carlby	029-0087	George Washington’s Distillery & Gristmill	029-0330
Grand View (Woodlawn)	029-0062	Old Colchester Road	029-0953
Sharpe Stable Complex (Woodlawn)	029-5181-XXXX	LaGrange Site & Marders Family Cemetery	029-0121
Otis T. Mason House (Woodlawn)	029-5181-0006	Overlook Farm	029-0161
Pohick Church & Cemetery	029-0046	Pope-Leighey House	029-0058
Woodlawn Historic District**	029-5158	Woodlawn	029-0056
Woodlawn Baptist Church & Cemetery	029-0070	Woodlawn Quaker Meetinghouse & Burial Ground	029-0172
Mount Air	029-0136	Gunston Hall	029-0050
Maryland Properties			
Property Name	State ID#	Property Name	State ID#
Elsmere	CH-106	Greenway	CH-107
Greenweich Boundary Markers	CH-165	Marshall Hall	CH-54
Fort Washington	PG-80-16	Piscataway Park	PG-83-12

**Woodlawn Historic District includes the following properties: Woodlawn NHL (029-0056); Sharpe Stables Complex including the Dairy, Corncrib, Stable and individually NR eligible Bank Barn (029-5181-0005); Grand View (029-0062); Woodlawn Quaker Meetinghouse (029-0172) and burial grounds (44FX1211); Woodlawn Baptist Church cemetery (44FX1212); the George Washington’s Distillery and Grist Mill (029-0330); Otis T. Mason House (029-5181-0006); and Pope-Leighey House (029-0058).

– Archeological Properties Identified

Virginia Properties					
Site Number	Status	Site Number	Status	Site Number	Status
44FX0049	No Longer Extant	44FX0069	Further Study	44FX0070	NR-Eligible
44FX0071	Further Study	44FX0111	Further Study	44FX0112	Further Study
44FX0113	NR-Listed	44FX0220	Further Study	44FX0221	Further Study
44FX0222	Further Study	44FX0223	Further Study	44FX0351	Further Study
44FX0425	Further Study	44FX0453	Further Study	44FX0454	Further Study
44FX0455	Further Study	44FX0456	Further Study	44FX0463	Further Study
44FX0531	Further Study	44FX0546	Further Study	44FX0547	Further Study
44FX0569	Further Study	44FX0570	Further Study	44FX0571	Further Study
44FX0657	Further Study	44FX0717	Further Study	44FX0722	Further Study
44FX0744	Further Study	44FX0745	Further Study	44FX0746	Further Study
44FX0747	Further Study	44FX0748	Further Study	44FX0773	Further Study
44FX0807	NR-Eligible	44FX0833	Further Study	44FX0841	Further Study
44FX0885	No Longer Extant	44FX0955	NR-Eligible	44FX0966	Further Study
44FX1002	Further Study	44FX1003	Further Study	44FX1139	Further Study
44FX1146	NR-Eligible	44FX1207	Further Study	44FX1209	Further Study
44FX1211	NR-Listed	44FX1212	No Longer Extant	44FX1957	Further Study
44FX2026	Further Study	44FX2030	Further Study	44FX2036	Further study
44FX2044	Further Study	44FX2046	Further Study	44FX2095	Further Study
44FX2096	Further Study	44FX2097	Further Study	44FX2262	NR-Listed
44FX2277	NR-Eligible	44FX2312	Further Study	44FX2330	Further Study
44FX2400	Further Study	44FX2461	Further Study	44FX2496	Further Study
44FX2652	Further Study	44FX2653	Further Study	44FX2655	Further Study
44FX2768	Further Study	44FX2808	Further Study	44FX3092	Further Study

Key: NR-Eligible = National Register Eligible Further Study = Further Study Required

Historic Properties Fort Belvoir North Area Visual APE

The following historic properties have been identified within the Visual APE for Fort Belvoir North Area (FBNA), which is defined as an area extending one half mile from the outer edge of the “Developable Areas” of Fort Belvoir as defined and illustrated in “Framework Plan” of the Fort Belvoir RPMP (Vision and Development Plan Figure 4.8). These developable parcels consist of both currently undeveloped land and land that is already developed.

In instances where the edge of the developable area is within one half mile of major body of water (e.g. Gunston Cove, Potomac River), the width of the water body is excluded from the measurement calculation in defining the APE. In instances where the Visual APE continues over water for more than a mile and strikes landfall in a densely vegetated area, the limit of the APE will be met at the shoreline.

- No Historic Architectural Properties Identified Within the Viewshed.
- Archeological Properties Identified

Site Number	Status	Site Number	Status	Site Number	Status
44FX0030	Further Study	44FX0465	Further Study	44FX0466	Further Study
44FX0467	Further Study	44FX0561	Further Study	44FX0562	Further Study
44FX0567	Further Study	44FX0568	Further Study	44FX0821	No Longer Extant
44FX0822	No Longer Extant	44FX823	No Longer Extant	44FX1166	Further Study
44FX1996	Further Study	44FX2006	Further Study	44FX2007	Further Study
44FX2016	Further Study	44FX2399	Further Study		

Key: NR-Eligible = National Register Eligible Further Study = Further Study Required

Historic Properties – Auditory APE

The Auditory APE is defined as one half mile from any historic property. All of the historic properties located within the Auditory APE are located within the Land Disturbance and Visual APEs. Attachments E and F of this Agreement, which are also found in Table 2-1 and Figures 2.15-16 of the RPMP Vision and Development Plan provide detailed guidance on auditory restrictions. Rivanna Station, Mark Center, Suitland Tower and Tysons Tower are not part of the RPMP and will not be included in the Auditory Disturbance APE.

ATTACHMENT C
NATIONAL REGISTER-ELIGIBLE
ARCHITECTURAL RESOURCES ON FORT BELVOIR

Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type
Fort Belvoir Historic District (VA SHPO # 029-0209)¹					
Contributing Resources					
Parade Ground (029-0209-0317)	Landscape	Belvoir Village Common (029-0209-0314)	Landscape	Jadwin Village Common (029-0209-0311)	Landscape
Gerber Village Common (029-0209-0313)	Landscape	1 (029-0209-0001)	Housing	2 (029-0209-0002)	Housing
3 (029-0209-0003)	Housing	4 (029-0209-0004)	Housing	5 (029-0209-0005)	Housing
6 (029-0209-0006)	Housing	7 (029-0209-0007)	Housing	8 (029-0209-0009)	Housing
9 (029-0209-0010)	Housing	10 (029-0209-0011)	Housing	11 (029-0209-0012)	Housing
12 (029-0209-0013)	Housing	13 (029-0209-0014)	Housing	14 (029-0209-0015)	Housing
15 (029-0209-0016)	Housing	16 (029-0209-0019)	Housing	17 (029-0209-0020)	Housing
18 (029-0209-0021)	Housing	19 (029-0209-0022)	Housing	20 (029-0209-0023)	Officer's Club
21 (029-0209-0024)	Housing	22 (029-0209-0025)	Housing	23 (029-0209-0026)	Housing
24 (029-0209-0027)	Housing	25 (029-0209-0028)	Housing	26 (029-0209-0029)	Housing
27 (029-0209-0030)	Housing	28 (029-0209-0031)	Housing	29 (029-0209-0032)	Housing
30 (029-0209-0033)	Housing	31 (029-0209-0034)	Housing	32 (029-0209-0035)	Housing
33 (029-0209-0036)	Housing	34 (029-0209-0038)	Housing	35 (029-0209-0039)	Housing
36 (029-0209-0040)	Housing	37 (029-0209-0041)	Housing	38 (029-0209-0042)	Housing
39 (029-0209-0043)	Housing	40 (029-0209-0044)	Housing	41 (029-0209-0045)	Housing
42 (029-0209-0046)	Housing	43 (029-0209-0047)	Housing	44 (029-0209-0048)	Housing
45 (029-0209-0049)	Housing	46 (029-0209-0050)	Housing	47 (029-0209-0051)	Housing
48 (029-0209-0052)	Housing	49 (029-0209-0053)	Housing	50 (029-0209-0054)	Housing
51 (029-0209-0055)	Housing	52 (029-0209-0057)	Housing	53 (029-0209-0058)	Housing
54 (029-0209-0059)	Housing	55 (029-0209-0060)	Housing	56 (029-0209-0061)	Housing
57 (029-0209-0062)	Housing	58 (029-0209-0063)	Housing	59 (029-0209-0064)	Housing
60 (029-0209-0065)	Housing	62 (029-0209-0205)	Tennis Court	67	Housing

Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type
68	Housing	73	Garage	80 (029-0209-0206)	Visiting Officers' Quarters
81 (029-0209-0207)	Visiting Officers' Quarters	85	Transformer	86	Transformer
87	Transformer	89	Transformer	101 (029-0209-0070)	Housing
102 (029-0209-0071)	Housing	103 (029-0209-072)	Housing	104 (029-0209-0073)	Housing
105 (029-0209-0074)	Housing	106 (029-0209-0075)	Housing	107 (029-0209-0076)	Housing
108 (029-0209-0077)	Housing	109 (029-0209-0078)	Housing	110 (029-0209-0079)	Housing
111 (029-0209-0081)	Housing	112 (029-0209-0082)	Housing	114 (029-0209-0083)	Housing
115 (029-0209-0084)	Housing	116 (029-0209-0085)	Housing	117 (029-0209-0086)	Housing
118 (029-0209-0087)	Housing	119 (029-0209-0088)	Housing	120 (029-0209-0089)	Housing
121 (029-0209-0091)	Housing	122 (029-0209-0092)	Housing	123 (029-0209-0093)	Housing
124 (029-0209-0094)	Housing	125 (029-0209-0095)	Housing	126 (029-0209-0096)	Housing
127 (029-0209-0097)	Housing	128 (029-0209-0098)	Housing	129 (029-0209-0099)	Housing
130 (029-0209-0100)	Housing	131 (029-0209-0101)	Housing	132 (029-0209-0102)	Housing
133 (029-0209-0103)	Housing	134 (029-0209-0104)	Housing	135 (029-0209-0105)	Housing
136 (029-0209-0106)	Housing	137 (029-0209-0108)	Housing	138 (029-0209-0109)	Housing
139 (029-0209-0110)	Housing	140 (029-0209-0111)	Housing	141 (029-0209-0112)	Housing
142 (029-0209-0113)	Housing	143 (029-0209-0114)	Housing	144 (029-0209-0115)	Housing
145 (029-0209-0116)	Housing	146 (029-0209-0117)	Housing	147 (029-0209-0118)	Housing
148 (029-0209-0119)	Housing	149 (029-0209-0120)	Housing	150 (029-0209-0121)	Housing
151 (029-0209-0122)	Housing	152 (029-0209-0123)	Housing	153 (029-0209-0124)	Housing
155 (029-0209-0125)	Housing	157 (029-0209-0126)	Housing	159 (029-0209-0128)	Housing
161 (029-0209-0129)	Housing	162 (029-0209-0130)	Housing	163 (029-0209-0131)	Housing
164 (029-0209-0132)	Housing	165 (029-0209-0133)	Housing	166 (029-0209-0134)	Housing
167 (029-0209-0135)	Housing	168 (029-0209-0136)	Housing	169 (029-0209-0137)	Housing
170 (029-0209-0138)	Housing	171 (029-0209-0139)	Housing	173	Garage-Residential
174	Garage-Residential	175	Garage- Residential	176	Garage-Residential

Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type
177	Garage-Residential	178	Garage-Residential	184 (029-0209-0146)	NCO Club
187 (029-0209-0319)	Vehicle Maintenance Shop	188	Water Tank	189 (029-0209-0320)	Vehicle Maintenance Shop
190 (029-0209-0309)	Vehicle Maintenance Shop	191 (029-0209-0148)	Fire Station	195	Transformer
196	Transformer	197	Transformer	198	Transformer
201 (029-0209-0149)	Administrative	202 (029-0209-0150)	General Education	203 (029-0209-0151)	Administrative
204 (029-0209-0152)	General Education	205 (029-0209-0153)	General Education	206 (029-0209-0154)	General Education
207 (029-0209-0155)	General Education	208 (029-0209-0156)	General Education	209 (029-0209-0157)	General Education
210 (029-0209-0158)	Administrative	211 (029-0209-0159)	General Education	212 (029-0209-0160)	Administrative
213 (029-0209-0161)	Administrative	214 (029-0209-0210)	General Education	215 (029-0209-0329)	Administrative
216 (029-0209-0162)	Administrative	217 (029-0209-0164)	Garage	219 (029-0209-0166)	Theater
220 (029-0209-0210)	General Education	221 (029-0209-0211)	Battalion Headquarters	222 (029-0209-0212)	General Education
223 (029-0209-0213)	General Education	240 (029-0209-0356)	Theater	246 (029-0209-0331)	Communications
247 (029-0209-0214)	General Education	256 (029-0209-0172)	Post Office	257 (029-0209-0173)	General Education
258 (029-0209-0178)	Administrative	263 (029-0209-0350)	GP Storage	264 (029-0209-0215)	GP Storage
268 (029-0209-0175)	General Education	269 (029-0209-0176)	Post Headquarters	270 (029-0209-0177)	General Education
435 (029-0209-0178)	Chapel	436 (029-0209-0179)	Housing	437 (029-0209-0180)	Housing
438 (029-0209-0181)	Housing	439 (029-0209-0182)	Housing	440 (029-0209-0183)	Housing
441 (029-0209-0184)	Housing	451 (029-0209-0247)	Housing	452 (029-0209-0248)	Housing
453 (029-0209-0249)	Housing	454 (029-0209-0250)	Housing	455 (029-0209-0251)	Housing
500 (029-0209-0187)	Housing	501 (029-0209-0189)	Housing	502 (029-0209-0190)	Housing
503 (029-0209-0191)	Housing	590 (029-0209-0252)	Housing	1156	Substation
1157 (029-0209-0203)	Stand-by Generator	1158	Electrical Storage	1161 (029-0209-0341)	Red Cross
1846 (029-0209-0324)	Pedestrian Bridge				
Non-contributing Resources					
65 (029-0209-0349)	Swimming Pool	66 (029-0209-0349)	Swimming Pool	69 (029-0209-0349)	Snack Bar
71 (029-0209-0349)	Swimming Pool	75 (029-0209-0349)	Filter House	77	Waste Water Pump Station

Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type	Facility Name or # (VA SHPO #)	Property Type
Non-contributing Resources					
No number (59 in total)	Garages	183	Guard House	200	Recreation Center
218	Memorial	224	Storage	226	Educational
231	Administrative	232	Flag Pole	235	Administrative
236 (029-0209-0322)	Swimming Pool	238 (029-0209-0330)	Administrative	249	Storage
251	Storage	259	Recreational	N/A	Garage
N/A	Garage	N/A	Garage	N/A	Garage
N/A	Garage	N/A	Garage	457 (029-0209-0277)	Family Housing
463 (029-0209-0283)	Garage	464 (029-0209-0284)	Garage	465 (029-0209-0285)	Garage
466 (029-0209-0286)	Garage	467 (029-0209-0287)	Garage	468 (029-0209-0288)	Garage
471	Infrastructure				
US Army Package Power Reactor Multiple Property (VA SHPO # 029-0193)					
7350 (formerly 350)	Sewage Pump Station	373	Sentry Station	380	General Education (General Admin)
371	General Education (General Admin)	375	Pump house	384	Electronic Equipment Building
372	SM-1 Plant	376	Waste Retention Building		
Camp A.A. Humphreys Pump Station and Filter Building (VA SHPO # 029-0096)					
1400	Water Filtration Building	1424	Pump Station		
Fort Belvoir Military Railroad Multiple Property Listing (VA SHPO # 029-5648)					
1433	Railroad Bridge	2298	Railroad Bridge	2486	Railroad Bridge
None	Track Bed	7332	Coal Trestle		
Individually Eligible Buildings					
172	Thermo-Con House (VA SHPO # 029-5001)	2287	Amphitheater (029-0209-0386)		
Note:					
1. Based on draft National Register nomination form which is under revision; therefore, the list of contributing and non-contributing resources is preliminary and subject to change.					

ATTACHMENT D ARCHAEOLOGICAL RESOURCES ON FORT BELVOIR

Summary of Archaeological Site Eligibility and Assessment Status

National Register Status	Number	%
Determined not eligible	140	46%
Need further study	150	49.5%
Determined eligible	12	4%
Listed	1	0.3%
Total	303	

National Register Listed and Eligible Archaeological Sites

VASHPO #	Context	Notes
Archaeological Sites Listed on the National Register		
44FX0004	Historic	Listed in 1973.
Archaeological Sites Determined National Register-Eligible		
44FX0012	Prehistoric	Phase II conducted in 1996. The VASHPO conditionally concurred with a recommendation of eligibility in a letter dated 6/16/14. Because of the time elapsed since the Phase II, the VASHPO requested that a field assessment be conducted to verify the current condition of the site. In the meantime, the site is to be treated as eligible (VASHPO File 2014-0133).
44FX1208	Historic	Phase II conducted in 2002. The report was submitted to the VASHPO but as of the June 2014, a response was still pending. Follow-up with the VASHPO is needed.
44FX1305	Prehistoric	Phase II conducted in 1996. The VASHPO conditionally concurred with a recommendation of eligibility in a letter dated 6/16/14. Because of the time elapsed since the Phase II, the VASHPO requested that a field assessment be conducted to verify the current condition of the site. In the meantime, the site is to be treated as eligible (VASHPO File 2014-0133).
44FX1314	Prehistoric	Phase II conducted in 1996. The VASHPO conditionally concurred with a recommendation of eligibility in a letter dated 6/16/14. Because of the time elapsed since the Phase II, the VASHPO requested that a field assessment be conducted to verify the current condition of the site. In the meantime, the site is to be treated as eligible (VASHPO File 2014-0133).
44FX1326	Historic	Phase II for this site (Barnes/Owsley Site) conducted in 1995. The report found that the 17 th - and 18 th - century components of the site were eligible. Review and concurrence by the VASHPO is not documented. Follow-up is needed.
44FX1328	Historic/Prehistoric	Phase II conducted in 1991. The VASHPO found the site eligible as one site with 44FX1327 in a letter dated 9/18/91 (VASHPO File 91-1117-F). However, in a letter dated 7/14/94 (VASHPO File 92-2348-F), 44FX1327 was found to be non-eligible. A Phase III investigation of 44FX1328 was performed in 2000.
44FX1340	Historic	Phase II conducted in 1996. The VASHPO conditionally concurred with a recommendation of eligibility in a letter dated 6/16/14. Because of the time elapsed since the Phase II, the VASHPO requested that a field assessment be conducted to verify the current condition of the site. In the meantime, the site is to be treated as eligible (VASHPO File 2014-0133).
44FX1621	Historic/Prehistoric	Phase II conducted in 1991. The VASHPO determined the site to be eligible in letters dated 9/18/91 (VASHPO File 91-1117-F) and 1/29/93 (VASHPO File 92-0931-F).
44FX1908	Prehistoric	Phase II conducted in 1993. The VASHPO concurred in letter dated 9/29/93 (VASHPO File 93-2004-F.)
44FX1925	Prehistoric	Phase II conducted in 1996. The VASHPO conditionally concurred with a recommendation of eligibility in a letter dated 6/16/14. Because of the time elapsed since the Phase II, the VASHPO requested that a field assessment be conducted to verify the current condition of the site. In the meantime, the site is to be treated as eligible (VASHPO File 2014-0133).

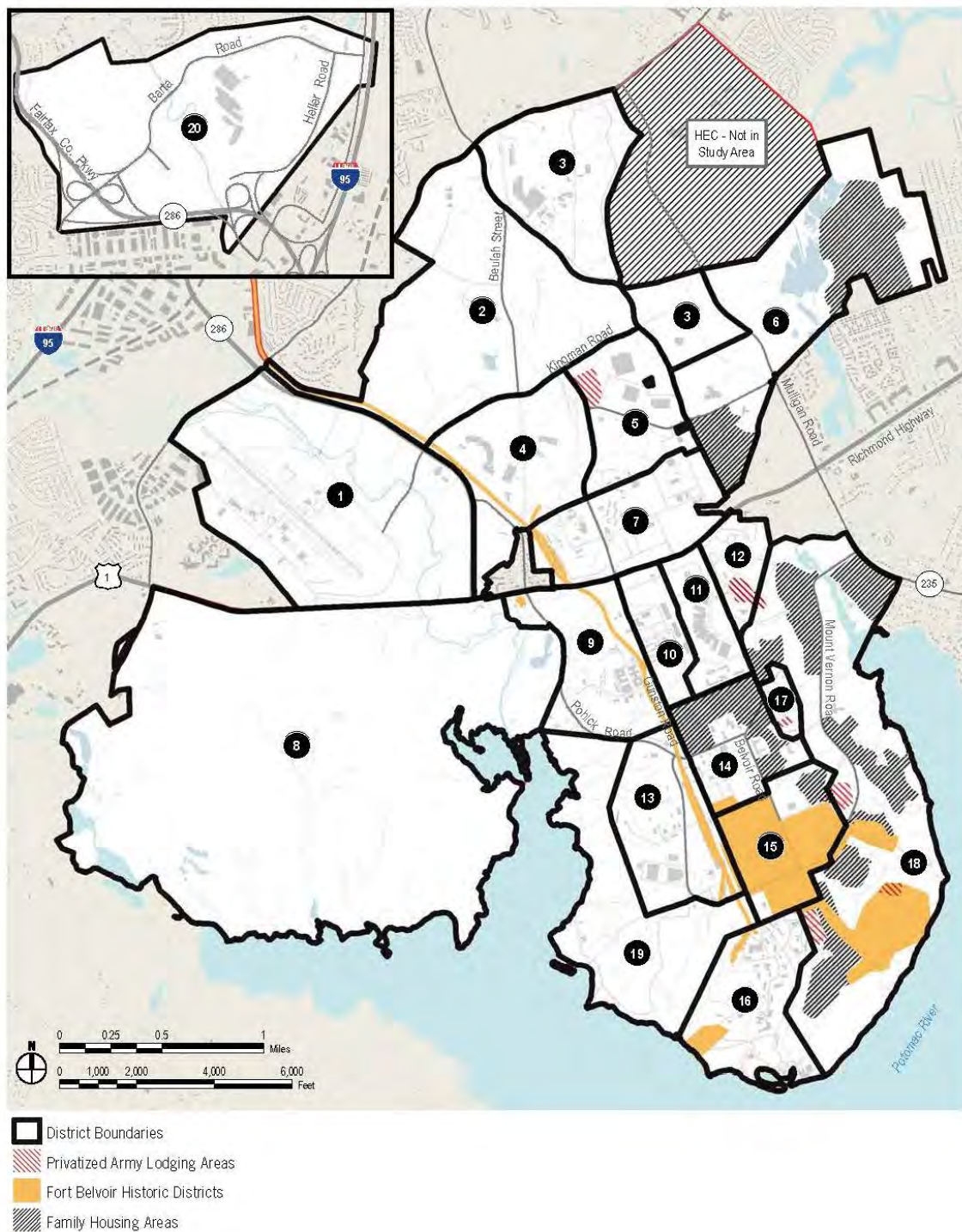
VASHPO #	Context	Notes
44FX1929	Prehistoric	Phase II conducted in 2008. The VASHPO concurred in letter dated 2/7/08 (VASHPO File 2003-0021.)
44FX3253	Prehistoric	Phase II in 2008 (site was split from 44FX1929). The VASHPO concurred in letter dated 2/7/08 (VASHPO File 2003-0021.)

Archaeological Sites Requiring Further Study

Site	Context	Site	Context	Site	Context
44FX0010	Prehistoric	44FX0011	Prehistoric	44FX0035	Prehistoric
44FX0230	Prehistoric	44FX0231	Prehistoric	44FX0460	Historic
44FX0461	Historic	44FX0462	Historic	44FX0545	Prehistoric
44FX0611	Historic/Prehistoric	44FX0629	Historic/Prehistoric	44FX0631	Historic
44FX0637	Prehistoric	44FX0640	Historic/Prehistoric	44FX0641	Historic/Prehistoric
44FX0642	Historic/Prehistoric	44FX0669	Historic	44FX0677	Prehistoric
44FX0678	Prehistoric	44FX0679	Prehistoric	44FX0680	Historic/Prehistoric
44FX0681	Historic/Prehistoric	44FX0705	Prehistoric	44FX0710	Historic
44FX0739	Historic	44FX1077	Historic/Prehistoric	44FX1078	Prehistoric
44FX1079	Prehistoric	44FX1080	Historic	44FX1081	Prehistoric
44FX1210 ³	Historic	44FX1213	Historic	44FX1301	Prehistoric
44FX1302	Prehistoric	44FX1303	Historic/Prehistoric	44FX1304	Prehistoric
44FX1306	Historic/Prehistoric	44FX1307	Prehistoric	44FX1308	Prehistoric
44FX1309	Prehistoric ¹	44FX1310	Prehistoric	44FX1311	Prehistoric
44FX1312	Prehistoric	44FX1313	Prehistoric	44FX1315	Historic/Prehistoric
44FX1320	Prehistoric	44FX1321	Historic/Prehistoric	44FX1322	Prehistoric
44FX1323	Historic	44FX1324	Historic	44FX1325	Prehistoric
44FX1330	Prehistoric	44FX1331	Prehistoric	44FX1334	Prehistoric
44FX1335	Prehistoric	44FX1336	Prehistoric	44FX1337	Historic/Prehistoric
44FX1338	Historic/Prehistoric	44FX1339	Prehistoric	44FX1341	Prehistoric
44FX1342	Prehistoric	44FX1343	Prehistoric	44FX1356	Prehistoric
44FX1357	Prehistoric	44FX1434	Prehistoric	44FX1498	Prehistoric
44FX1499	Prehistoric	44FX1500	Historic/Prehistoric	44FX1502	Prehistoric
44FX1589	Historic/Prehistoric	44FX1630	Prehistoric	44FX1631	Prehistoric
44FX1632	Historic/Prehistoric	44FX1633	Historic	44FX1634	Historic/Prehistoric
44FX1635	Historic/Prehistoric	44FX1636	Historic/Prehistoric	44FX1637	Prehistoric
44FX1638	Historic/Prehistoric	44FX1641	Prehistoric	44FX1642	Historic/Prehistoric
44FX1643	Historic/Prehistoric	44FX1644	Historic	44FX1645	Prehistoric

Site	Context	Site	Context	Site	Context
44FX1646	Prehistoric	44FX1647	Prehistoric	44FX1649	Prehistoric
44FX1650	Prehistoric	44FX1651	Historic	44FX1657	Historic
44FX1658	Historic/Prehistoric	44FX1659	Prehistoric	44FX1677 ¹	Historic
44FX1679	Prehistoric	44FX1681	Prehistoric	44FX1682	Prehistoric
44FX1685	Prehistoric	44FX1686	Prehistoric	44FX1687	Prehistoric
44FX1688	Historic	44FX1689	Prehistoric	44FX1691	Prehistoric
44FX1693	Historic/Prehistoric	44FX1694	Historic/Prehistoric	44FX1696	Historic
44FX1697	Historic/Prehistoric	44FX1698	Prehistoric	44FX1700	Prehistoric
44FX1701	Prehistoric	44FX1704	Prehistoric	44FX1705	Prehistoric
44FX1706	Prehistoric	44FX1707	Prehistoric	44FX1712	Prehistoric
44FX1714	Prehistoric	44FX1717	Prehistoric	44FX1718	Historic
44FX1719	Historic	44FX1720	Historic	44FX1723	Historic
44FX1783	Historic	44FX1810	Historic/Prehistoric	44FX1898 ²	Prehistoric
44FX1899	Prehistoric	44FX1901	Prehistoric	44FX1902	Prehistoric
44FX1903	Prehistoric	44FX1906	Prehistoric	44FX1909	Prehistoric
44FX1910	Prehistoric	44FX1911	Historic/Prehistoric	44FX1912	Historic/Prehistoric
44FX1914	Prehistoric	44FX1917	Prehistoric	44FX1919	Prehistoric
44FX1920	Historic	44FX1924	Prehistoric	44FX1927	Prehistoric
44FX1928	Prehistoric	44FX1930	Prehistoric	44FX1931	Prehistoric
44FX1932	Historic/Prehistoric	44FX1935	Prehistoric	44FX1936	Prehistoric
44FX1938	Prehistoric	44FX1945	Prehistoric	44FX1946	Prehistoric
44FX1947	Historic	44FX1948	Historic	44FX1949	Prehistoric
Notes:					
1. In a Phase II survey conducted in 1996, this site was recommended eligible. However, the VASHPO did not concur with this recommendation (letter dated 6/16/14) and requested that a new baseline study and additional research be conducted (VASHPO File 2014-033).					
2. Phase II conducted in 1997. The site was recommended non-eligible. No review of the report and finding by the VASHPO is documented.					
3. Phase II evaluation conducted in 1997. Recommended non-eligible with caveat due to lack of subsurface testing. The VASHPO did not concur (letter dated June 19, 1997). Further study is needed.					

ATTACHMENT E **HISTORIC PRESERVATION RESTRICTIONS DISTRICT MAP**



ATTACHMENT F

HISTORIC PRESERVATION RESTRICTIONS TABLE

On-Post Historic Preservation Development Restrictions and Standards							
Map ID	Preservation District	Historic Properties Identified	Historic Preservation Restriction Archeology	Historic Preservation Restriction Architectural Resources	Historic Preservation Restrictions Visual	Historic Preservation Restrictions Auditory	Historic Preservation Restriction Land Use
1	Davison Army Airfield	Archeological Sites. No Historic Architectural Resources.	No ground disturbance within 50 feet of archeological sites.	N/A	Building Height Limits: Airfield height restrictions with exception of control tower.	Undertakings resulting in sustained increases in air operations will require full Section 106 consultation.	Future development shall be consistent with the Future Land Use identified in Chapter 3.
2	Golf Course/National Museum of the US Army	Archeological Sites. Historic Architectural Resources: Fort Belvoir Military Railroad		Maintenance, repair, and additions to historic properties shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District. Additional requirements are set forth in the Fort Belvoir Installation Design Guide.	Building Height Limits: Airfield height restrictions.	Future development shall be consistent with the Future Land Use identified in Chapter 3.	
3	Intelligence	Archeological Sites. No Historic Architectural Resources.		N/A			
4	Defense Logistics Agency/Intelligence Security Command	Archeological Sites. Historic Architectural Resources: Fort Belvoir Military Railroad		Maintenance, repair, and additions to historic properties shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District. Additional requirements are set forth in the Fort Belvoir Installation Design Guide.			
5	North Post Community Support	Archeological Sites. No Historic Architectural Resources.		N/A	Building Height Limit: 230 feet Above Sea Level (ASL)		
6	North Residential	Archeological Sites. Historic Architectural Resources:					

		Woodlawn Historic District					
7	Lower North Post	Archeological sites. Historic Architectural Resources: Woodlawn United Methodist Cemetery, Woodlawn Quaker Meetinghouse, Woodlawn Historic District, Amphitheatre & Fort Belvoir Military Railroad	No ground disturbance within 50 feet of archeological sites or within 50 feet of the Woodlawn Quaker Meeting House or the Woodlawn United Methodist Cemetery	Maintenance, repair, and additions to historic properties shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District. Additional requirements are set forth in the Fort Belvoir Installation Design Guide.	Building Height Limits: 190 feet Above Sea Level (ASL)	No weekend construction within 1/2 mile of Woodlawn Quaker Meeting House or Woodlawn United Methodist Cemetery. All other future development shall be consistent with the Future Land Use identified in Chapter 3.	Fremont field shall be used for ball fields and event fields. No development between Lampert Road and Goethals Road and between Woodlawn and Franklin Roads. Future development shall be consistent with the Future Land Use identified in Chapter 3.
8	Southwest Area	Archeological Sites. Historic Architectural Resources: Pohick Church		N/A	No development within 1/4 mile of Pohick Church. Building Height Limit: 200 feet Above Sea Level (ASL)	No development within 1/4 mile of Pohick Church. All other future development shall be consistent with the Future Land Use identified in Chapter 3.	
9	1400 West	Archeological Sites & Historic Architectural Resources: Humphreys Pump Station Complex & Fort Belvoir Military Railroad	No ground disturbance within 50 feet of archeological sites.	Maintenance, repair, and additions to historic properties shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District. Additional requirements are set forth in the Fort Belvoir Installation Design Guide.	Building Height Limits: 215 feet Above Sea Level (ASL) to the west of Gunston Road	Future development shall be consistent with the Future Land Use identified in Chapter 3.	Future development shall be consistent with the Future Land Use identified in Chapter 3.
10	1400 East	Archeological Sites & No Historic Architectural Resources	No ground disturbance within 50 feet of archeological sites.		Building Height Limits: 180 feet Above Sea Level (ASL) to the east of Gunston Road	Future development shall be consistent with the Future Land Use identified in Chapter 3.	No development allowed between Route 1 and First Street. Vegetative screening shall be retained to greatest extent possible. Future development shall be consistent with the Future Land Use identified in Chapter 3.
11	Medical		N/A		Building Height: 220 feet Above Sea Level (ASL)		
12	South Post Community Support	No Archeological Sites. Historic Architectural Resources. Proximity to Woodlawn Quaker Meetinghouse and Woodlawn Historic District.	No ground disturbance within 50 feet of archeological sites.	N/A	Building Height Limits: 180 feet Above Sea Level (ASL)	No weekend construction within 1/2 mile of Woodlawn Quaker Meeting House. All other future development shall be consistent with the Future Land Use identified in Chapter 3.	Area to the east of Halleck Road shall be reserved for ball fields. Vegetative screening shall be retained to greatest extent possible. No development allowed between Route 1 and Casey Road. Future development shall be consistent with the Future Land Use identified in Chapter 3.

13	Industrial Area	Archeological Sites. Historic Architectural Resources. Contains portions of Fort Belvoir Historic District & the Fort Belvoir Military Railroad	No ground disturbance within 50 feet of archeological sites.		New construction adjacent to historic district shall conform to the Installation Design Guide. Building Height Limits: 260 Above Sea Level (ASL)		Future development shall be consistent with the Future Land Use identified in Chapter 3.
14	Town Center	No Archeological Sites. Historic Architectural Resources: Contains portions of Fort Belvoir Historic District.	N/A	Maintenance, repair, and additions to historic properties shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District. Additional requirements are set forth in the Fort Belvoir Installation Design Guide.	New construction adjacent to historic district conform to the Installation Design Guide and be compatible in size and massing to adjacent historic district. New construction within the historic district shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District.	Future development shall be consistent with the Future Land Use identified in Chapter 3.	Development between Belvoir and Middleton Roads north of 16th Street should be recreational in nature. Future development shall be consistent with the Future Land Use identified in Chapter 3.
15	Historic Core	No Archeological Sites. Historic Architectural Resources: Fort Belvoir Historic District.	N/A		All undertakings shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District.		Future development shall be consistent with the Future Land Use identified in Chapter 3. No development shall occur on P1 parade field.
16	300 Area	Archeological Sites. Historic Architectural Resources: SM-1 Reactor Complex (349, 371-374, 380, 7350, & Pier) and Fort Belvoir Military Railroad.	No ground disturbance within 50 feet of archeological sites.	Maintenance, repair, and additions to historic properties shall conform to the Secretary of Interior's Standards and the Design Guidelines for DoD Historic Buildings and District. Additional requirements are set forth in the Fort Belvoir Installation Design Guide.	Building Height Limits: New construction height will not exceed 90 feet. New construction within 300 feet of shoreline shall require additional Section 106 consultation.	Future development shall be consistent with the Future Land Use identified in Chapter 3.	Future development shall be consistent with the Future Land Use identified in Chapter 3.
17	Admin. Campus	Archeological Sites. No Historic Architectural Resources.		N/A	Building Height Limits: 210 feet Above Sea Level (ASL)		

18	Community Activities	Archeological Sites. No Historic Architectural Resources.	No ground disturbance within 50 feet of archeological sites.	N/A	New construction height will not exceed 90 feet. New construction adjacent to historic district conform to the Installation Design Guide and be compatible in size and massing to adjacent historic district. New construction within 300 feet of shoreline shall require additional Section 106 consultation.	Future development shall be consistent with the Future Land Use identified in Chapter 3.	Future development shall be consistent with the Future Land Use identified in Chapter 3.
19	Recreation				New construction height will not exceed 90 feet. New construction adjacent to historic district conform to the Installation Design Guide and be compatible in size and massing to adjacent historic district. New construction over 1-story within 300 feet of shoreline shall require additional Section 106 consultation.		
20	Fort Belvoir North Area	No Archeological Sites. No Historic Architectural Resources.	N/A	Additional requirements are set forth in Fort Belvoir Installation Design Guide.	N/A		
	Family Housing Areas	Archeological Sites. Historic Architectural Resources: Historic Landscapes and Historic Architectural Resources.	All undertakings shall comply with existing Privatized Housing Programmatic Agreement.				
	Privatized Army Lodging Areas	No Archeological Sites. Historic Architectural Resources.	All undertakings shall comply with existing Privatized Army Lodging Programmatic Agreement.				

ATTACHMENT G

SUGGESTED MITIGATION STRATEGIES

The strategies listed below are recommendations for mitigating adverse effects to historic properties both on and off Fort Belvoir. The Fort Belvoir Cultural Resource Manager through discussion with consulting parties may select a strategy listed below or propose other innovative and creative strategies depended on the undertaking and adverse effect being mitigated.

- On-Site Interpretation
 - Historic Markers
 - Interpretive Signage/Displays
- Public Education & Awareness
 - Pamphlets
 - Website
 - Directional Signage
 - Emerging Technology (Virtual Tours, Smart Phone Apps)
- Installation Education & Awareness
 - Cultural Resource Training (Tenant Agencies and/or Garrison Staff)
 - Training/Awareness Videos
- Construction/Repair
 - Repairs/Renovation/Rehabilitation of existing historic property/properties
 - Removal/Replacement/Rehabilitation of existing inappropriate materials/repairs
 - Restoration of existing heritage trails
- District Enhancements
 - Existing Condition Studies
 - District Markers for Buildings
- Viewshed Mitigations
 - Buffer/Open Space Creation
 - Existing Viewshed Restoration/Improvement
- Archaeology
 - Conduct Archaeological Study (Phase I, II, or III)
 - Archaeological Collections Upgrades
- Research/Reports
 - HABS/HAER/HALS on impacted property or associated historic property
 - Context Studies
 - National Register Nomination
 - Revise Existing National Register Nomination
 - Historic Records Upgrade/Database Creation

- Partnerships
 - Develop Protective and Interpretive Programs in Partnership with Adjacent Historic Property Owners/Stewards
 - Provide Easements for Access to, and/or Protection of, Historic or Archaeological Sites on Fort Belvoir land that have value to the Interested Public and/or Descendants of Historic Owners/Occupants of Fort Belvoir Lands
 - Provide “Program Accessibility” (or virtual accessibility) to Historic or Archaeological Sites where security prohibits direct access to the public or descendant community

Additional mitigation guidance can be obtained from the Department of Defense Legacy Resource Management Program *Cultural Resources Public Outreach and Interpretation Source Book*.

ATTACHMENT H EXEMPT – NO ADVERSE EFFECT ACTIVITIES

The following activities have little reasonable potential to adversely affect an historic property's National Register qualifying characteristics, when carried out as described and in accordance with the *Design Guidelines for Department of Defense Historic Buildings and Districts*, the *Secretary of the Interior's Standards*, and the Historic Preservation Restrictions (HPR) outlined in Table 2-1 and Figures 2.15-16 of the RPMP Vision and Development Plan. These activities shall require no further action in accordance with Stipulation III.B of this Agreement. To meet this determination, all work on historic properties must meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and be consistent with the applicable NPS *Preservation Briefs* series.

1. Site Maintenance and Improvements

Building removal: The following activities are exempt:

- Demolition of buildings, structures, or facilities that are not listed, not determined eligible for listing in the National Register of Historic Places, or do not contribute to the National Register significance of historic properties.
- *NOTE: Removal of buildings, structures, or facilities that lie within a listed or eligible historic district shall require review through Stipulation III.B.iii to ensure the National Register significance of the historic district will not be adversely affected.*

Streets, driveways, alleys, and parking areas: The following activities are exempt:

- Routine road maintenance, repair, and resurfacing where work is confined to previously maintained surfaces, ditches, culverts, and cut and fill slopes where there are no known historic properties or historic properties would not be affected because proposed work is clearly within disturbed context.
- Placing marl, gravel, or shell on dirt roads or lots where no new ground disturbance will occur.
- Repair of existing concrete or asphalt surfaces for curbs, gutters, and retaining walls.
- Maintenance, repair, and in-kind replacement of non-character-defining street lights, traffic signals, and traffic signs.
- Installation of curb cuts.
- *NOTE: Work shall replace existing materials in kind and attempt match the existing character and design to the greatest extent possible.*

Landscaping: The following landscaping activities are exempt:

- Mowing, trimming, and pruning of grass, shrubs, or trees.
- Routine vegetation control activities.

- Maintenance and repair of existing landscape features, including planting, walkways, and statuary.
- Routine maintenance and repair of existing trail systems, including removal of downed trees and debris.
- Repairs to or in-kind replacement of walks and steps, provided work does not involve the removal of historic or character-defining materials.
- *NOTE: installation of new landscape features at an historic property or within an historic landscape shall require review through Stipulation III.B.iii.*

Erosion control: The following activities are exempt:

- General erosion control activities such as gravel or riprap placement on slopes, where minimal grading or preparation is required and no archaeological sites are present.
- Planting or seeding ground cover, and cleanout of existing drainage ditches.

Fencing: The following activities are exempt:

- Maintenance and in-kind repair of existing fencing and installation of new chain link or post and rail fencing.
- Installation of new fencing provided no identified archaeological sites are present.
- *NOTE: Installation of new fencing on the grounds of an historic property or within the viewshed of adjacent historic properties shall require review through Stipulation III.B.iii.*

Park and playground equipment: The following activities are exempt:

- Repair or comparable replacement of existing park and playground equipment, excluding buildings (see above).

Placement of temporary structures: The following activities are exempt:

- Temporary parking or placement of mobile homes, tents, and portable structures on extant parking lots or other surfaces that does not require new ground disturbance or is not on a known archaeological site.
- Installation of temporary construction-related structures (not to be in place for more than two years), including scaffolding, barriers, screening, fences, protective walkways, signage, office trailers, or restrooms that will not require or cause new ground disturbance.
- *NOTE: Temporary structures constructed within the viewsheds of adjacent historic properties shall require review through Stipulation III.B.iii and any applicable agreement documents already protecting those viewsheds.*

Water systems: The following activities are exempt:

- Changes to water systems, including siting, installation, maintenance, repair, removal, and operation of plant water systems including, but not limited to, water wells, cooling water systems, potable water systems, storm sewers, waste water treatment systems, plant drainage, and plumbing.
- *NOTE: Changes that may affect the historic qualities of a property shall require prior review through Stipulation III.B.iii.*
- *NOTE: The installation of new water systems has the potential to affect previously undiscovered archaeological resources and should follow Stipulation VI concerning Post-Review Archaeological Discoveries.*

Electrical systems: The following activities are exempt:

- Changes to electrical systems, including siting, installation, maintenance, repair, removal, and operation of electrical distribution systems including, but not limited to, transformers, conduit boxes, utility poles, generators, and underground lines.
- *NOTE: Changes that may affect the historic qualities of a property shall require prior review through Stipulation III.B.iii.*
- *NOTE: The installation of new electrical systems has the potential to affect previously undiscovered archaeological resources and should follow Stipulation VI concerning Post-Review Archaeological Discoveries.*

2. New Construction

The following activities are exempt:

- New construction outside of a listed or eligible historic district, not adjacent to an individual historic property or within the viewshed of adjacent historic properties provided such new construction does not directly impact or alter contributing resources as called for in the *Secretary of the Interior's Standards for Rehabilitation*.
- *NOTE: New construction within the viewsheds of adjacent historic properties shall require review through Stipulation III.B.iii and any applicable agreement documents already protecting those viewsheds.*

3. Exterior Building Maintenance and Rehabilitation

Building maintenance and repair: The following activities are exempt:

- General maintenance and repair of non-historic buildings and facilities, which includes but is not limited to painting; siding; roofing; door, ceiling, wall, window, floor covering repair/replacement; elevator repair; filter and light replacement; repairs to existing equipment.
- Repair or in-kind replacement of existing signs or awnings.

Lighting: The following activities are exempt:

- Changes to interior and exterior lighting systems including replacement of or modification to lighting systems in all buildings and facilities, so long as no historic fabric is disturbed.
- Repair or in-kind replacement of existing significant, character-defining, or contributing exterior light fixtures.

Foundation repair: The following activities are exempt:

- Below-grade repairs of all types of foundations, so long as work is confined to existing builder's trench and does not impact or otherwise alter previously identified archaeological sites.

Windows and doors: The following activities are exempt:

- Repair of windows and doors, including caulking and weather stripping of existing window or door frames, and installation of new glass in existing sashes or doors, including retrofitting for double and triple glazing, and replacement of glazing putty.
- Installation of exterior storm windows and doors on historic buildings or structures, provided they conform to the shape and size of the historic windows and doors, and that the meeting rails of storm windows coincide with those of existing sash, and that their installation will not permanently damage historic elements.
- Installation of door or window locks or electronic security apparatus.
- *NOTE: Replacement of windows and doors at an historic property shall require review through Stipulation III.B.iii.*

Walls and siding: The following activities are exempt:

- Repair of wall or siding material or in-kind replacement of deteriorated siding or trim on historic buildings or structures.

Painting/lead paint abatement: The following activities are exempt:

- Removal of exterior or interior paint by non-destructive means, limited to hand scraping, low pressure water wash (less than 200 p.s.i.), or paint-removal chemicals, provided that the removal method is consistent with the provisions of 24 CFR § 35, "*Lead-Based Poisoning Prevention in Certain Residential Structures*," including § 35.140, "*Prohibited methods of paint removal*."
- All lead paint abatement done in accordance with Chapter 18 of HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, "*Lead Hazard Control and Historic Preservation*" and carried out in accordance with *Preservation Brief #37: Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing*.

- Application of exterior paint to previously painted surfaces when no historic decorative paint schemes, such as graining, stenciling, marbling, etc., are to be covered.

Porches: The following activities are exempt:

- Repair or in-kind replacement of existing porch elements on historic buildings or structures, such as columns, flooring, floor joists, ceilings, railing, balusters and balustrades, and lattice.

Roofing: The following activities are exempt:

- Repair or in-kind replacement of roof cladding and sheeting, flashing, gutters, soffits, and downspouts on historic buildings or structures with no change in roof pitch or configuration.
- Repair or re-framing of structural roof elements as required to improve the drainage and durability of the roof, as long as the appearance of the roof lines visible from the front elevation and from other prominent, visible points (for example, the exposed side façade on a corner lot) is not affected.
- New installation of gutters and down spouts, as long as this does not damage historic materials or require removal of historic features.

Americans with Disabilities Act and Architectural Barriers Act access: The following ADA/ABA activities are exempt:

- Repair or in-kind replacement of existing ADA/ABA ramps, unless the ramps are to be substantially modified.
- Installation of new ADA/ABA ramps, when the following considerations apply:
 - 1) The ramp will not be a permanent addition to the property;
 - 2) No historic fabric will be permanently damaged in the installation or use of the ramp;
 - 3) Every reasonable effort will be made to construct and finish the ramp in a manner that will result in a minimal amount of visual and physical impact on the property, through design considerations, use of materials, and painting wooden ramps whenever possible.

Repointing: The following activities are exempt:

- Repair or repointing of chimneys or other masonry features on historic buildings or structures with the design, size, shape, materials, and repointing to match the original in color, texture, and tooling, and, for historic properties, following the recommended approaches in *Preservation Brief No. 2 Repointing Mortar Joints in Historic Brick Buildings*.

Mothballing: The following activities are exempt:

- Securing or mothballing an historic property by boarding over window and door openings, making temporary roof repairs, and/or ventilating the building.
- *NOTE: For historic buildings, mothballing procedures will follow Preservation Brief No. 31, "Mothballing Historic Buildings" or require review through Stipulation III.B.iii.*

4. Interior Maintenance and Rehabilitation

Energy conservation and Green Building technologies: The following activities are exempt:

- Incorporation of green building technologies to existing historic buildings or structures seeking certification under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards for environmentally sustainable construction, provided such construction does not alter or detract from the qualities that contribute to the significance of the historic property(ies).
- Energy conservation measures, including modifications to the heating, ventilation, and air conditioning (HVAC) control systems and conversions to alternative fuels, provided that these elements do not detract from qualities that contribute to the significance of the historic property(ies).
- Installation of non-spray insulation in ceilings and attic spaces.
- *NOTE: Changes that may affect those historic qualities of a property shall require review through Stipulation III.B.iii.*

Mechanical systems: The following activities are exempt:

- Installation, replacement or repair of plumbing, HVAC systems and units, electrical wiring and fire protection systems, provided no structural alterations or damage to historic material are involved.
- Restroom improvements, provided the work is contained within the existing restroom walls.
- *NOTE: For historic properties, work must be done according to the NPS preservation briefs and there should be no intrusion into the primary spaces of the building.*

Electrical: The following activities are exempt:

- Maintenance, repair, removal, modification, upgrading or replacement of plant and building interior electrical systems (e.g., building conduit, wiring and lighting, emergency lighting, etc.) in all buildings and structures.
- Upgrading or adding additional above and/or below ground electrical connections between or among existing buildings and new construction.

- *NOTE: Changes that may affect the historic qualities of a property shall require prior review through Stipulation III.B.iii.*
- *NOTE: The installation of new external electrical connections below ground has the potential to affect previously undiscovered archaeological resources and should follow Stipulation VI concerning Post-Review Archaeological Discoveries.*

Retrofitting: The following activities are exempt:

- Siting, installation, maintenance, repair, removal or replacement of communications and computer systems, including public address systems, facsimile systems, microwave and radio systems, fiber-optic cables, and phone systems.

Fire detection and suppression: The following activities are exempt:

- Changes to fire detection and suppression systems including routine upgrades and modifications to fire alarm systems, smoke detectors, and sprinkler systems.

Health and Safety: The following activities are exempt:

- General clean-up, encapsulation, and removal and disposal of asbestos-containing materials from buildings and structures, provided this does not involve removal or alteration of significant historic elements (for lead paint abatement, see above).
- *NOTE: Additional review through Stipulation III.B.iii shall not be required if the treatment to prevent the entry of radon gas into the building is through the basement floor and does not damage or conceal any historic material.*

Interior spaces: The following activities are exempt:

- Replacement of kitchen or bathroom facilities and fixtures, provided the work is contained within the existing bathroom and significant historic fabric will not be damaged, altered, or removed.
- Repair or in-kind replacement of interior surface treatment, such as floors, walls, ceilings, plaster and woodwork.
- Installation of grab bars and other minor interior modifications necessary for disabled accessibility.

Basement: The following activities are exempt:

- Installation or repair of concrete basement floor in an existing basement, provided no historic materials are damaged.

5. General

Antiterrorism and force protection measures: The following activities are exempt:

- Antiterrorism and force protection measures designed and constructed to prevent or mitigate hostile actions, including cyber threats, as well as to increase capacity and protection for access control, provided such construction does not alter or detract from the qualities that contribute to the significance of the historic property and/or structure.
- *NOTE: Changes that may affect those historic qualities of a property shall require review through Stipulation II.B.ii.*

Wildlife habitat conservation: The following activities are exempt:

- Maintenance and repair of existing property, wetlands and stream channels.
- Installation of nesting platforms and boxes.
- Installation of animal-secure fencing or barriers, when consistent with fencing provisions (see above).
- *NOTE: Additional review through Stipulation III.B.iii shall be required if new or expanded wetlands are proposed, to ensure archaeological properties will not be adversely affected.*

ATTACHMENT I
SAMPLE STREAMLINED CONSULTATION FORM

Fort Belvoir Maintenance, Operation and Planning (MOD) Programmatic Agreement (PA)
Streamlined Section 106 Consultation Form

In accordance with Stipulations I and II of the *Programmatic Agreement Among US Army Garrison Fort Belvoir, the Virginia State Historic Preservation Officer, the Maryland State Historic Preservation Officer, the Catawba Tribal Historic Preservation Officer, and the Advisory Council on Historic Preservation for the Maintenance, Operation and Development of Lands Covered by the Fort Belvoir Real Property Master Plan*, the installation Cultural Resources Manager (CRM) has review the following undertaking for compliance with Section 106 of the National Historic Preservation Act (NHPA) using the streamlined consultation

Project Title: Brief title that accurately portrays the proposed undertaking/project

Project Number: 20XX-XXX (A project number to help with tracking in the biannual report)

Project Description: A brief description of the project will be provided. The description will capture the scope of the undertaking as outlined in 36 CFR § 800.XX. This description may include detailed measurements and descriptions as required.

Area of Potential Effect Description: This section will provide a brief description of the Area of Potential Effect and provide the reviewer with a justification for its boundaries.

Area of Potential Effect Map Provided? ☐ YES ☐ NO

Historic Properties Identified: List/description of those historic properties identified within or adjacent to the Area of Potential Effect. This list will include all buildings, structures, sites and objects as required. This item will also identify determinations made on these properties as applicable.

Determination:

- ☐ No Historic Properties Affected – CRM has evaluated the Area of Potential Effect (APE) in a manner consistent with 36 CFR 800.4 and determined that there are no historic properties present.
- ☐ No Adverse Effect – Non-Exempt Activities – CRM has evaluated the APE and determined the undertaking conforms to the Historic Preservation Restrictions (HPR) outlined in the MOD PA for No Adverse Effect (NAE).
- ☐ No Adverse Effect – Exempt Activity – CRM has evaluated the APE and determined the undertaking conforms to the HPR outlined in the MOD PA for NAE and is considered an

No Adverse Effect Exemption: Reference to No Adverse Effect Exemptions provided in Attachment XX of the PA will be provided for reference

Additional Consulting Parties: Copies of this correspondence have been sent to the following appropriate consulting parties for review and comment.

- ☐ Fairfax County
- ☐ National Trust for Historic Preservation
- ☐ Woodlawn & Frank Lloyd Wright's Pope-Leighey House
- ☐ Alexandria Friends Meeting House
- ☐ Ms. Martha Catlin
- ☐ Gunston Hall
- ☐ Gum Springs Historical Society
- ☐ Mount Vernon Ladies Association
- ☐ Pohick Church
- ☐ Woodlawn Baptist Church
- ☐ Historical Society of Fairfax County
- ☐ Woodlawn United Methodist Church

Tribal Consultation: When applicable an additional consultation letter has been also been sent to the following Tribal Historic Preservation Offices:

- ☐ Catawba Indian Nation ☐ _____ ☐ N/A

VDHR File #: _____

VDHR has reviewed the above referenced project and concurs with the Army's determination using the streamlined consultation process.

Marc Holma, Architectural Historian
Office of Review and Compliance
Virginia Department of Historic Resources

Date

MDHT File #: _____

MDHT has reviewed the above referenced project and concurs with the Army's determination using the streamlined consultation process.

Amanda Apple, Preservation Officer
Maryland Historical Trust

Date

ATTACHMENT J
FORT BELVOIR UNANTICIPATED DISCOVERIES POLICY

Fort Belvoir's policy on unanticipated discoveries is set forth in a Garrison Policy Memorandum, which is updated and resigned with every change of command. The Fort Belvoir Integrated Cultural Resources Management Plan (ICRMP), Standard Operating Procedure 7 provides guidance on procedures to follow in the event of unanticipated discovery of archaeological materials or human remains during an excavation activity. A copy of the current Fort Belvoir Unanticipated Discoveries Policy Memorandum is maintained in Appendix IX. Policy Memorandum #26, included below, is the current document at the time of execution of this PA.



DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT BELVOIR
9820 FLAGLER ROAD, SUITE 213
FORT BELVOIR, VIRGINIA 22060-5928

REPLY TO
ATTENTION OF

IMBV-PW

26 June 2014

MEMORANDUM FOR US Army Fort Belvoir Personnel

SUBJECT: Fort Belvoir Policy Memorandum #26, Unanticipated Discoveries

1. REFERENCES:

- a. Army Regulation 200-1 (Environmental Protection and Enhancement), 13 December 2007
- b. Fort Belvoir Policy Memorandum #31, Excavation Work Permit Requirements and Procedures, 26 June 2014.
- c. Fort Belvoir Integrated Cultural Resources Management Plan, 2001
- d. Archaeological Resources Protection Act of 1979, as amended
- e. Native American Graves Protection and Repatriation Act
- f. National Historic Preservation Act of 1966, as amended

2. PURPOSE: To provide guidance on procedures required in the event of unanticipated discovery of archaeological materials or human remains during an excavation activity.

3. APPLICABILITY: This policy applies to any agency, activity, company, or individual performing any and all types of excavation work on Fort Belvoir and its associated remote facilities.

4. POLICY:

- a. All excavation work performed on Fort Belvoir requires an excavation permit obtained in accordance with Fort Belvoir Policy Memorandum #31, Excavation Work Permit Requirements and Procedures.
- b. In order to protect undiscovered archaeological resources and human remains, any agency, company, or individual performing excavation is required to report immediately any unanticipated discovery of archaeological materials or human remains during an excavation activity. The report shall be made as provided in e. below.

"LEADERS IN EXCELLENCE"

IMBV-PW

SUBJECT: Fort Belvoir Policy Memorandum #26, Unanticipated Discoveries

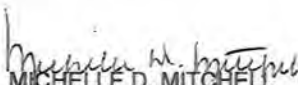
c. Archaeological materials may include man-made objects (prehistoric and historic period items) and features [e.g., walls constructed of natural materials, paved surfaces (such as cobbles, brick, or other material), or other remnants of cultural activity]. Archaeological materials will most likely pre-date 1930 and might be recognized by the layperson as non-modern debris (e.g., early historic period artifacts and/or Native American stone or ceramic artifacts). Exceptions would be discovery of soda bottles, golf balls, or other modern artifacts that are of less historical significance.

d. Human remains are physical remains of a human body including, but not limited to, bones, teeth, hair, and preserved soft tissues (mummified or otherwise preserved) of an individual. Remains may be articulated or disarticulated bones or teeth.

e. If the entity performing the excavation believes that an unanticipated discovery has occurred, they shall immediately stop work in the area of discovery and notify the Fort Belvoir Cultural Resource Manager (CRM) at 703-806-3759. In the case of the discovery of human remains, the Fort Belvoir Police Department must be immediately contacted at 703-806-4277.

f. The entity reporting the discovery shall ensure that no unauthorized personnel have access to the site and no further damage is done to the discovery until Fort Belvoir has complied with 36 CFR 800.13(b) and any other legal requirements including existing agreement documents. Within 24 hours, if possible, the CRM will examine the location of the discovery, accompanied by the Project Manager and any other appropriate staff. Failure to report such finds constitutes a violation of federal law and may result in criminal prosecution of the offender(s).

5. PROPONENT: The Directorate of Public Works is the proponent for this policy at 703-806-3759 or 703-806-0020.

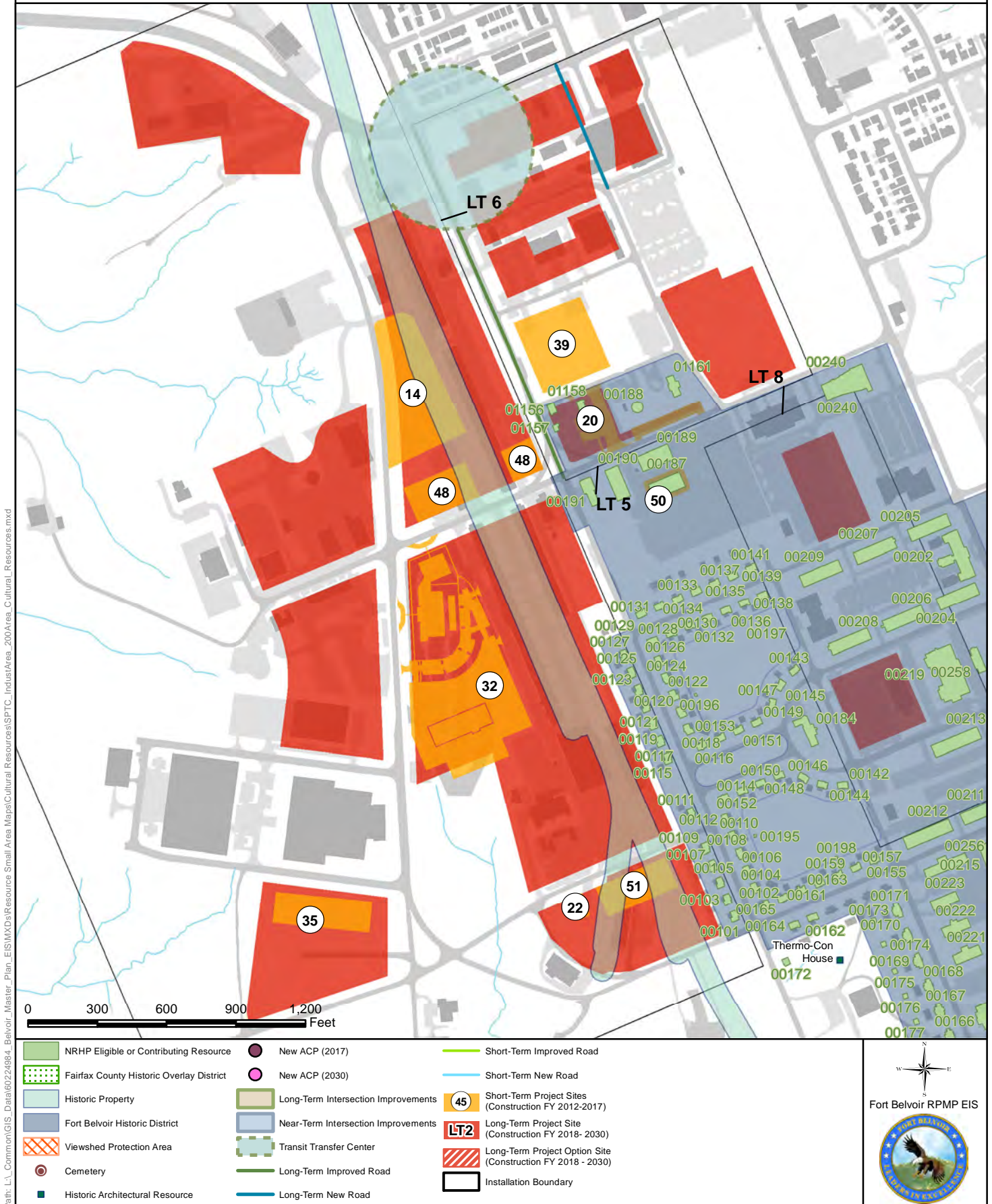

MICHELLE D. MITCHELL
Colonel, AG
Commanding

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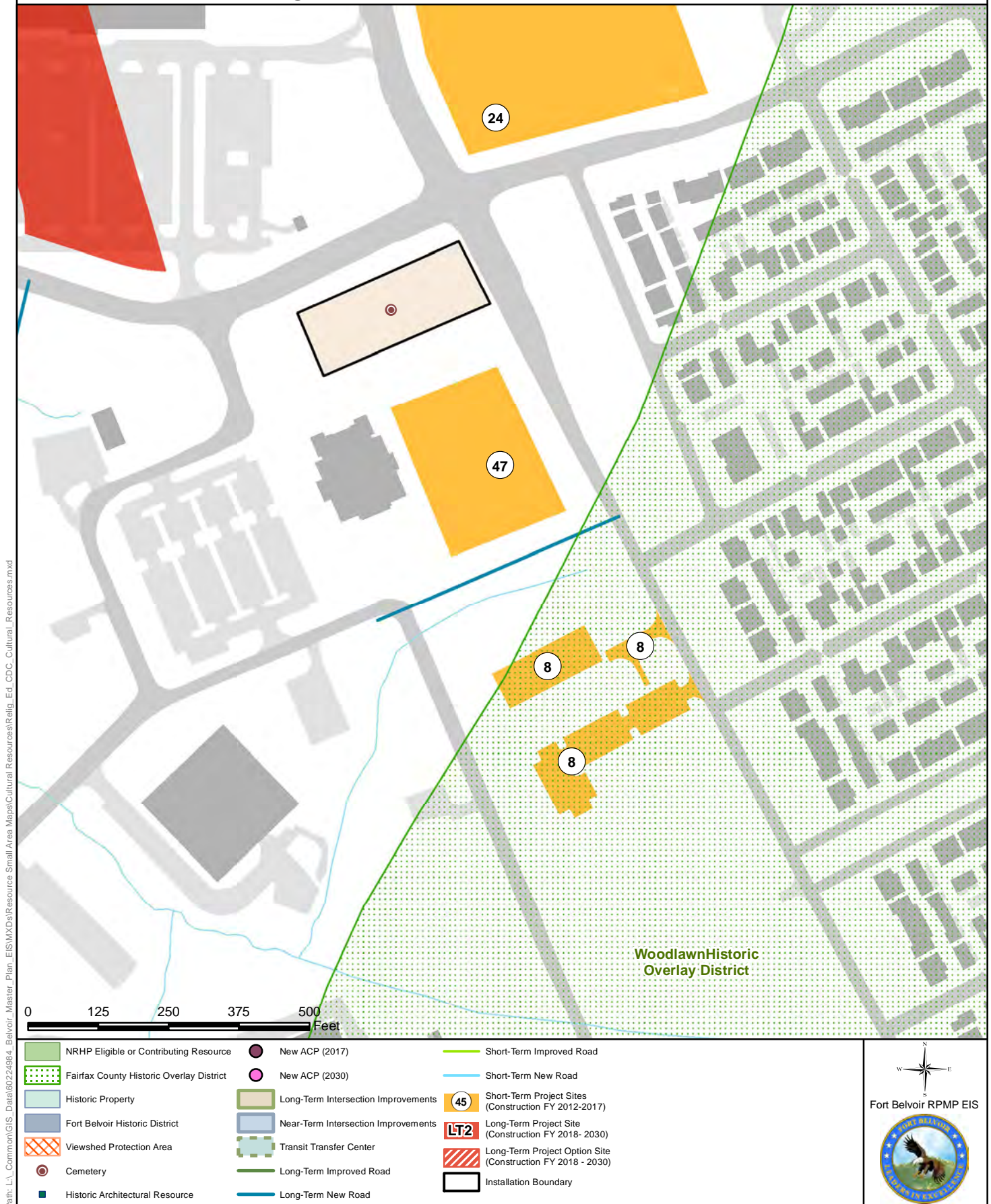
CULTURAL RESOURCES SMALL AREA MAPS

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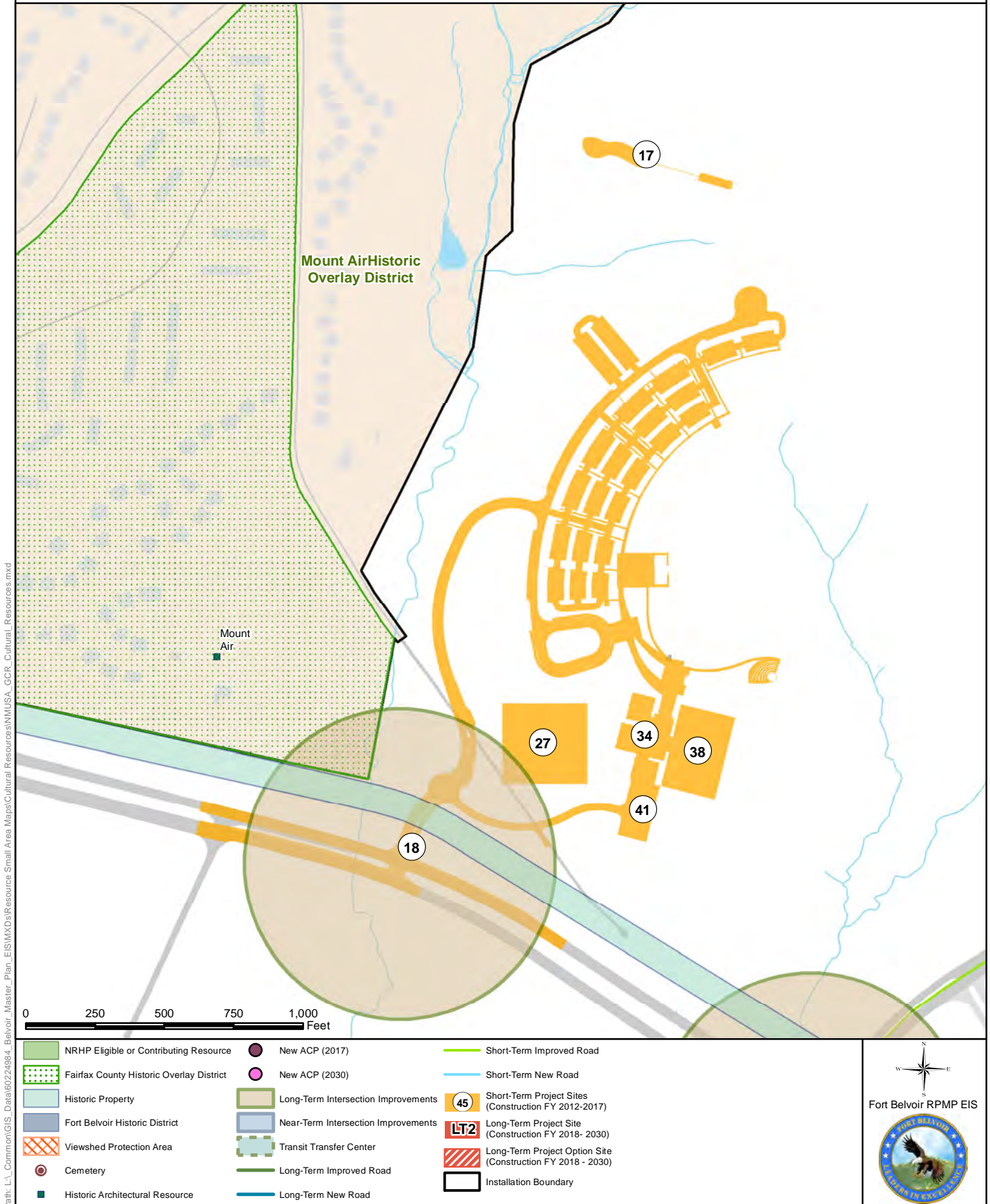
Cultural Resources - South Post Town Center, Industrial Area, 200 Area



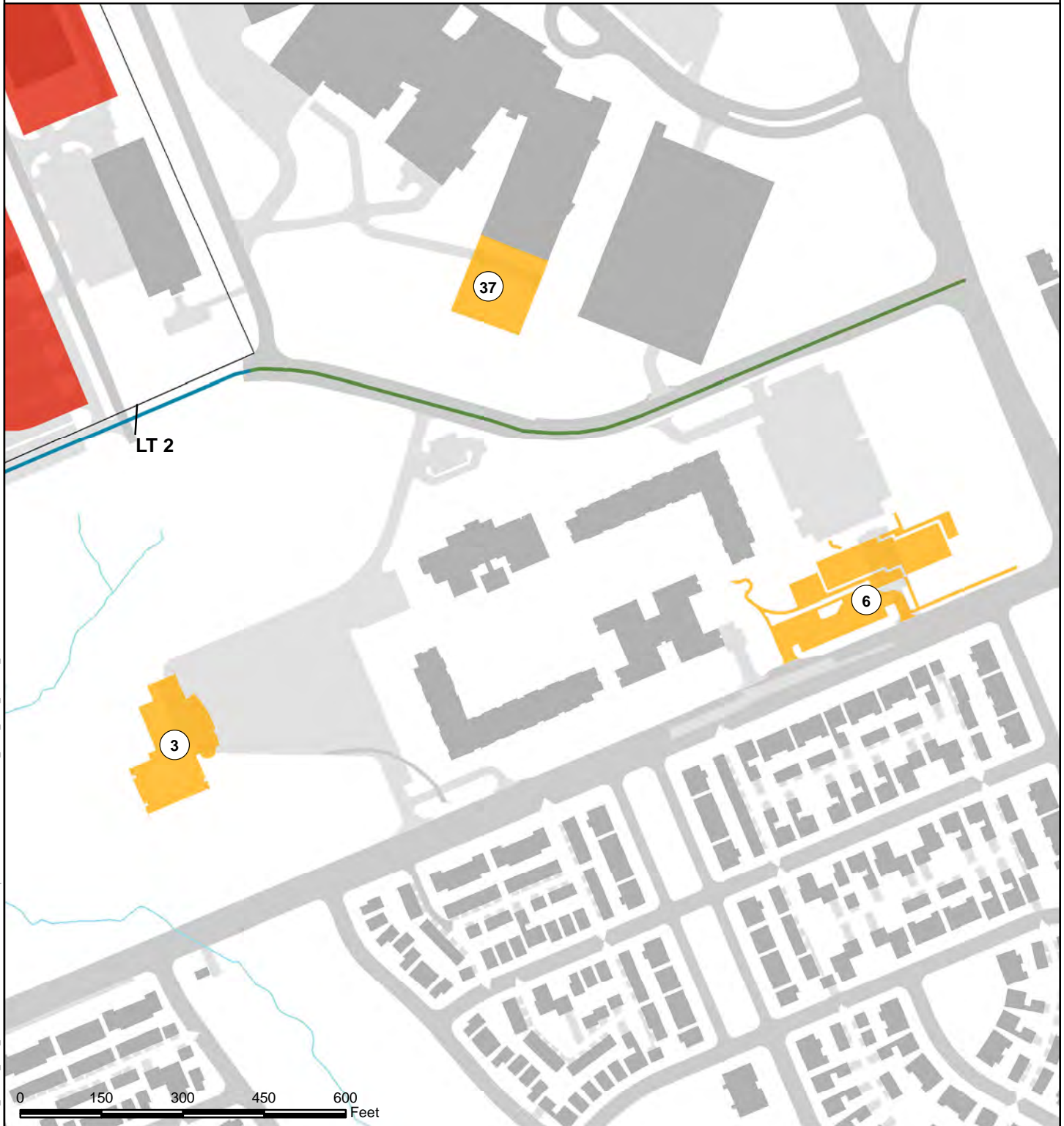
Cultural Resources - Religious Education Center, CDC 144



Cultural Resources - NMUSA & Golf Course Reconfiguration



Cultural Resources - NICOE, Medical Office Building, USO

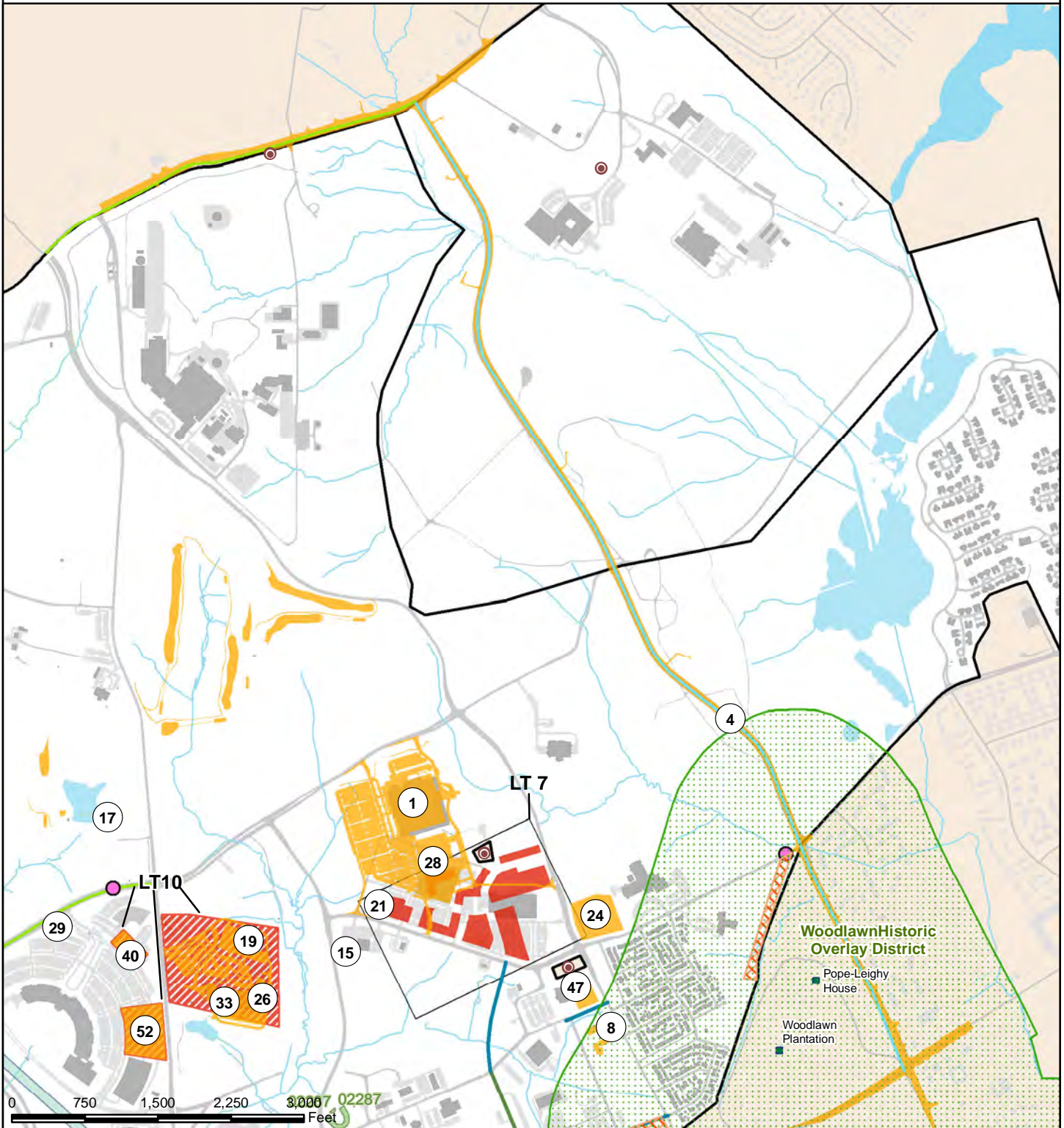


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| NRHP Eligible or Contributing Resource | New ACP (2017) | Short-Term Improved Road |
| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018- 2030) |
| Viewshed Protection Area | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018 - 2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - Mulligan Road

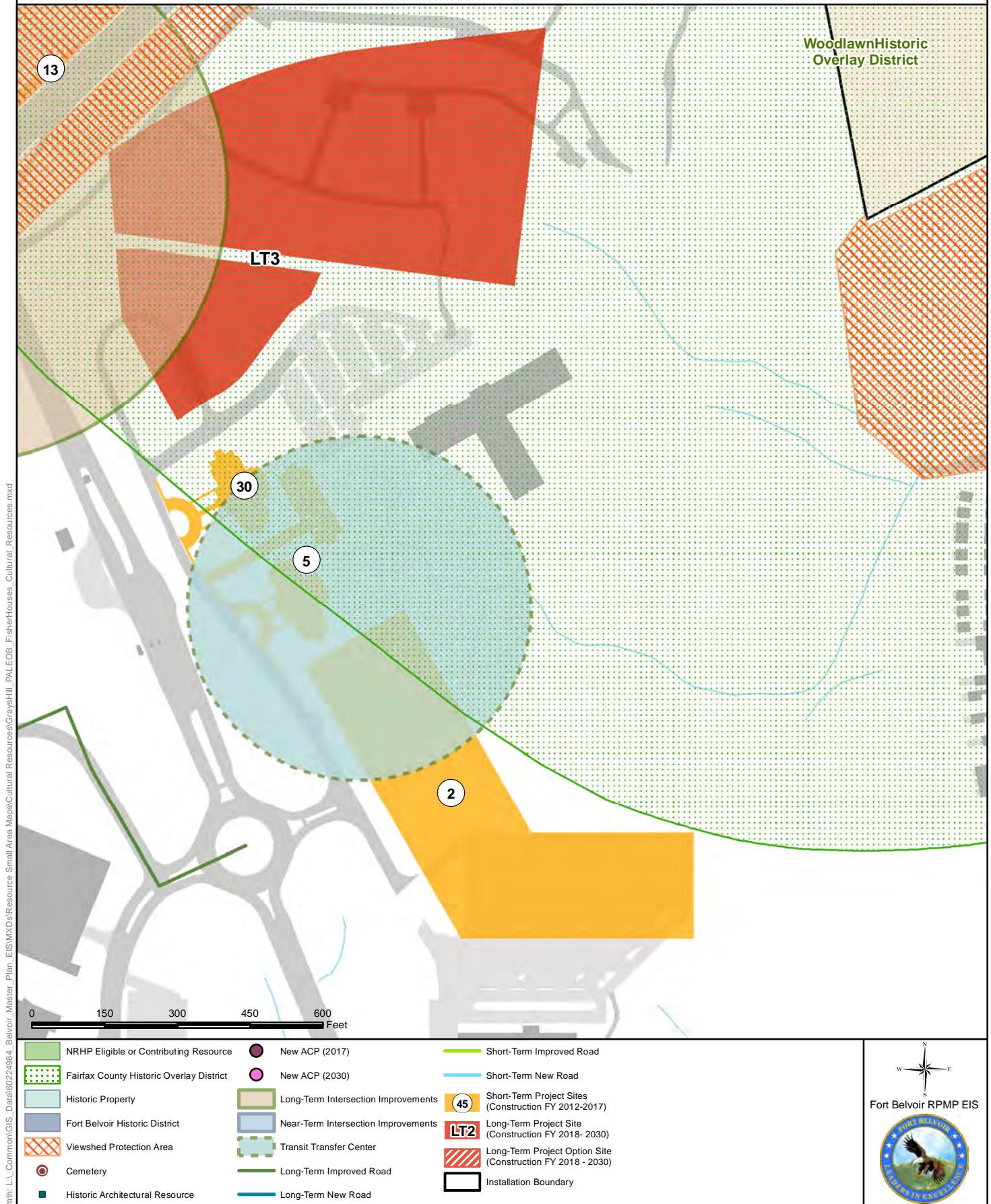
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| NRHP Eligible or Contributing Resource | New ACP (2017) | Short-Term Improved Road |
| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018-2030) |
| Viewshed Protection Area | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018-2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - Grays Hill, PAL East of Belvoir Rd, Fisher House 1 & 2



Cultural Resources - Golf Course Reconfiguration

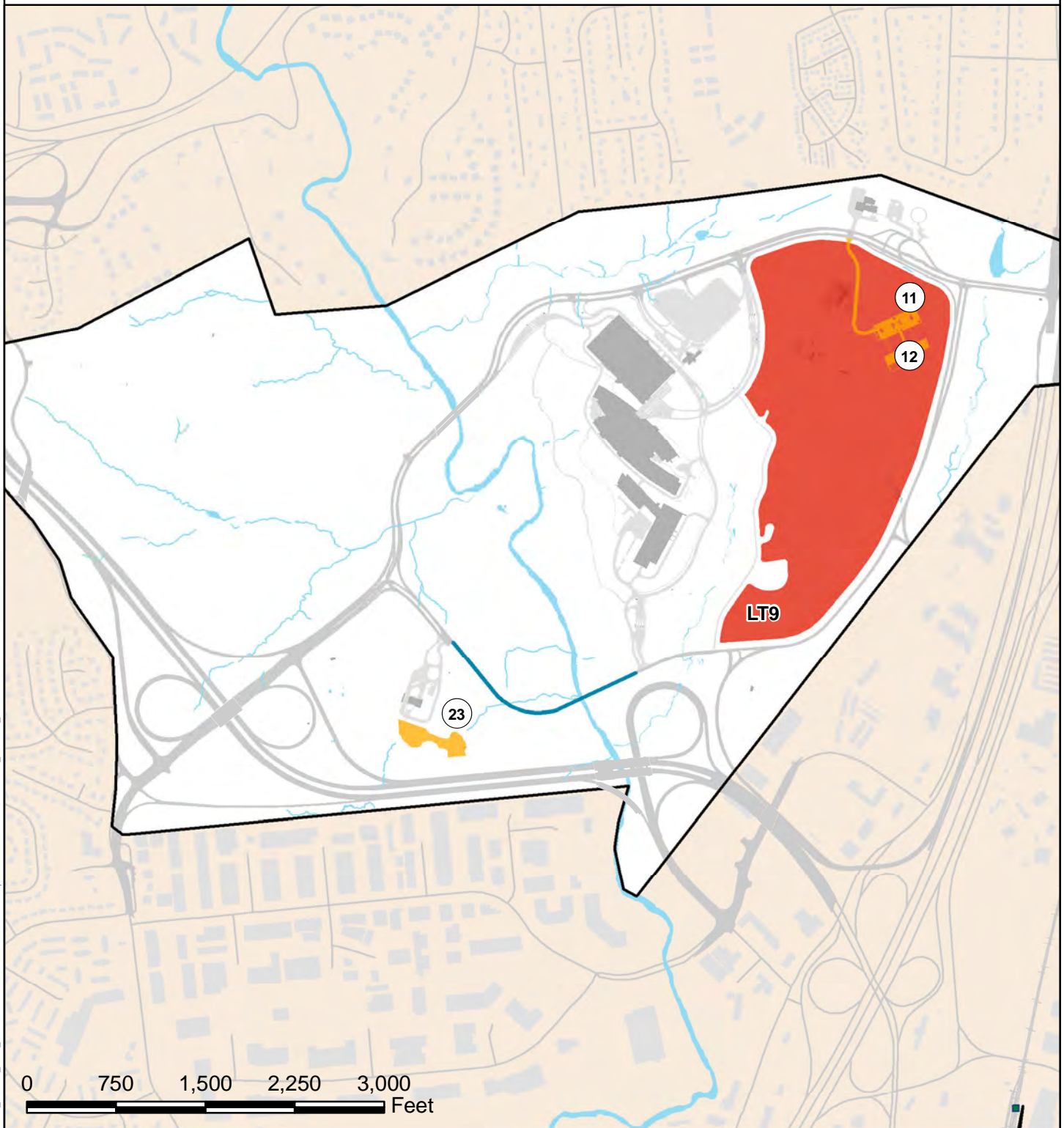
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	Fairfax County Historic Overlay District		New ACP (2030)		Short-Term New Road
	Historic Property		Long-Term Intersection Improvements		Short-Term Project Sites (Construction FY 2012-2017)
	Fort Belvoir Historic District		Near-Term Intersection Improvements		Long-Term Project Site (Construction FY 2018-2030)
	Viewshed Protection Area		Transit Transfer Center		Long-Term Project Option Site (Construction FY 2018 - 2030)
	Cemetery		Long-Term Improved Road		Installation Boundary
	Historic Architectural Resource		Long-Term New Road		



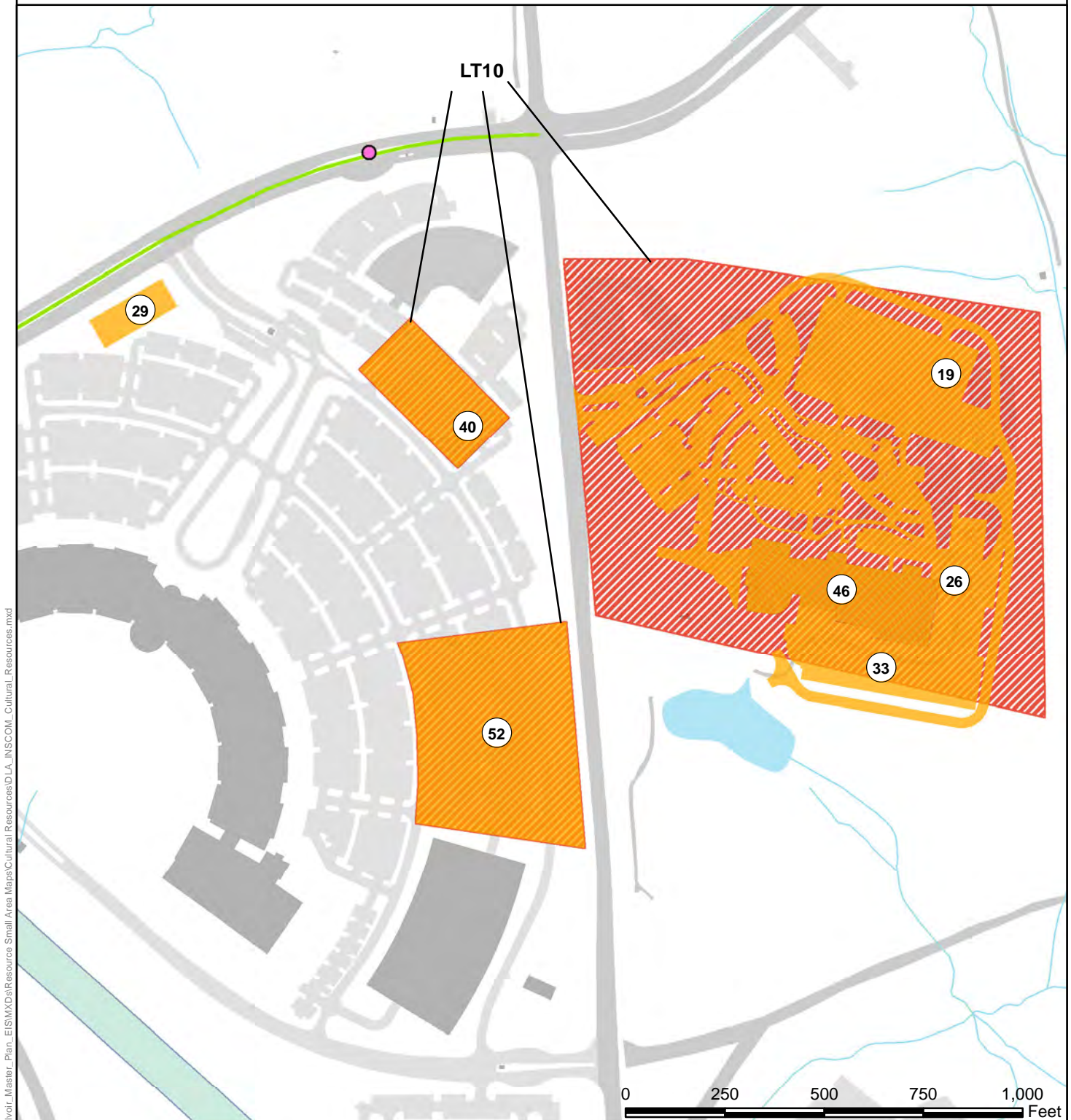
Cultural Resources - Fort Belvoir North Area



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| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018- 2030) |
| Viewshed Protection Area | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018 - 2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - DLA & INSCOM

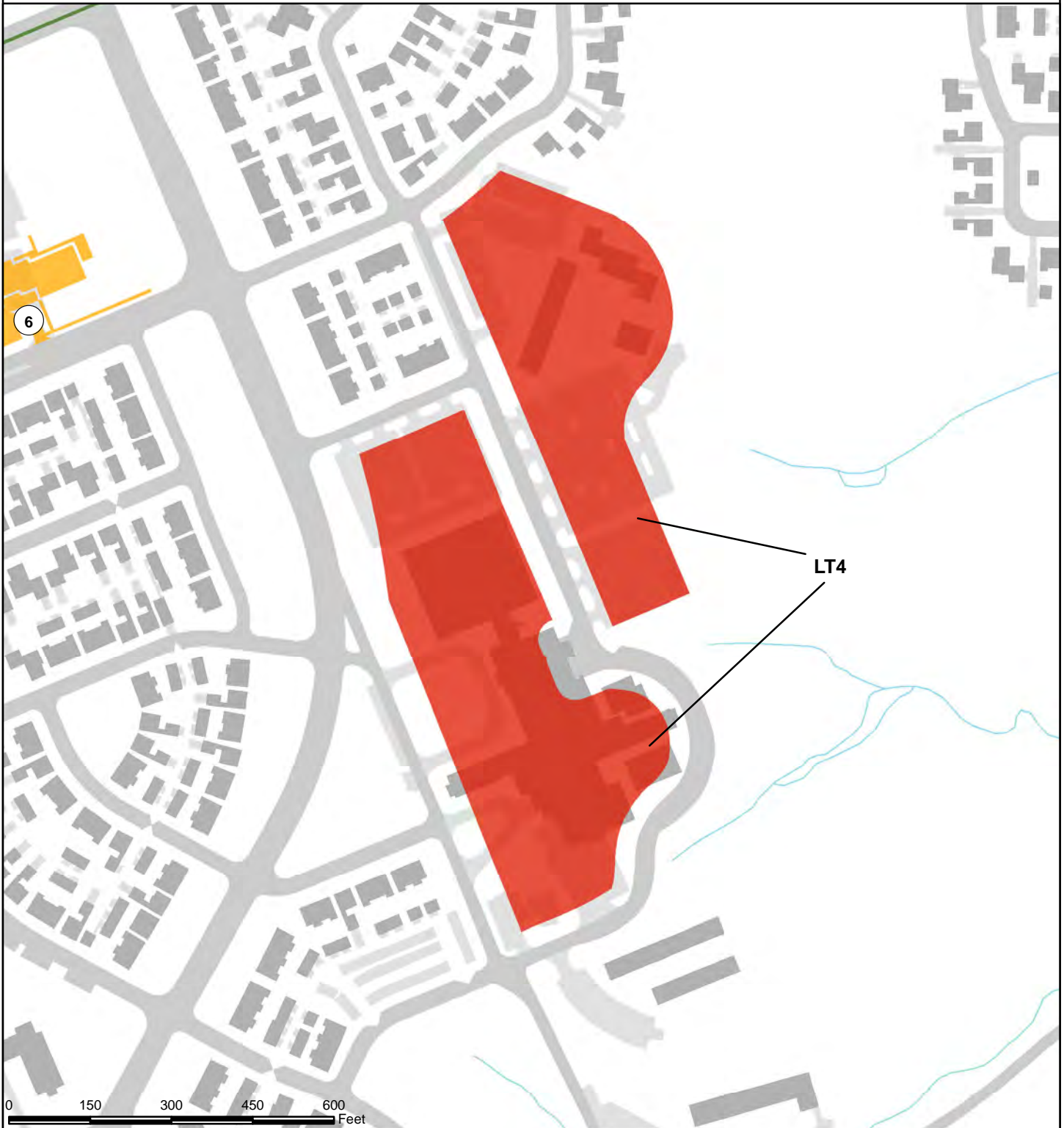


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	Historic Property		Long-Term Intersection Improvements		Short-Term Project Sites (Construction FY 2012-2017)
	Fort Belvoir Historic District		Near-Term Intersection Improvements		Long-Term Project Site (Construction FY 2018- 2030)
	Viewshed Protection Area		Transit Transfer Center		Long-Term Project Option Site (Construction FY 2018 - 2030)
	Cemetery		Long-Term Improved Road		Installation Boundary
	Historic Architectural Resource		Long-Term New Road		



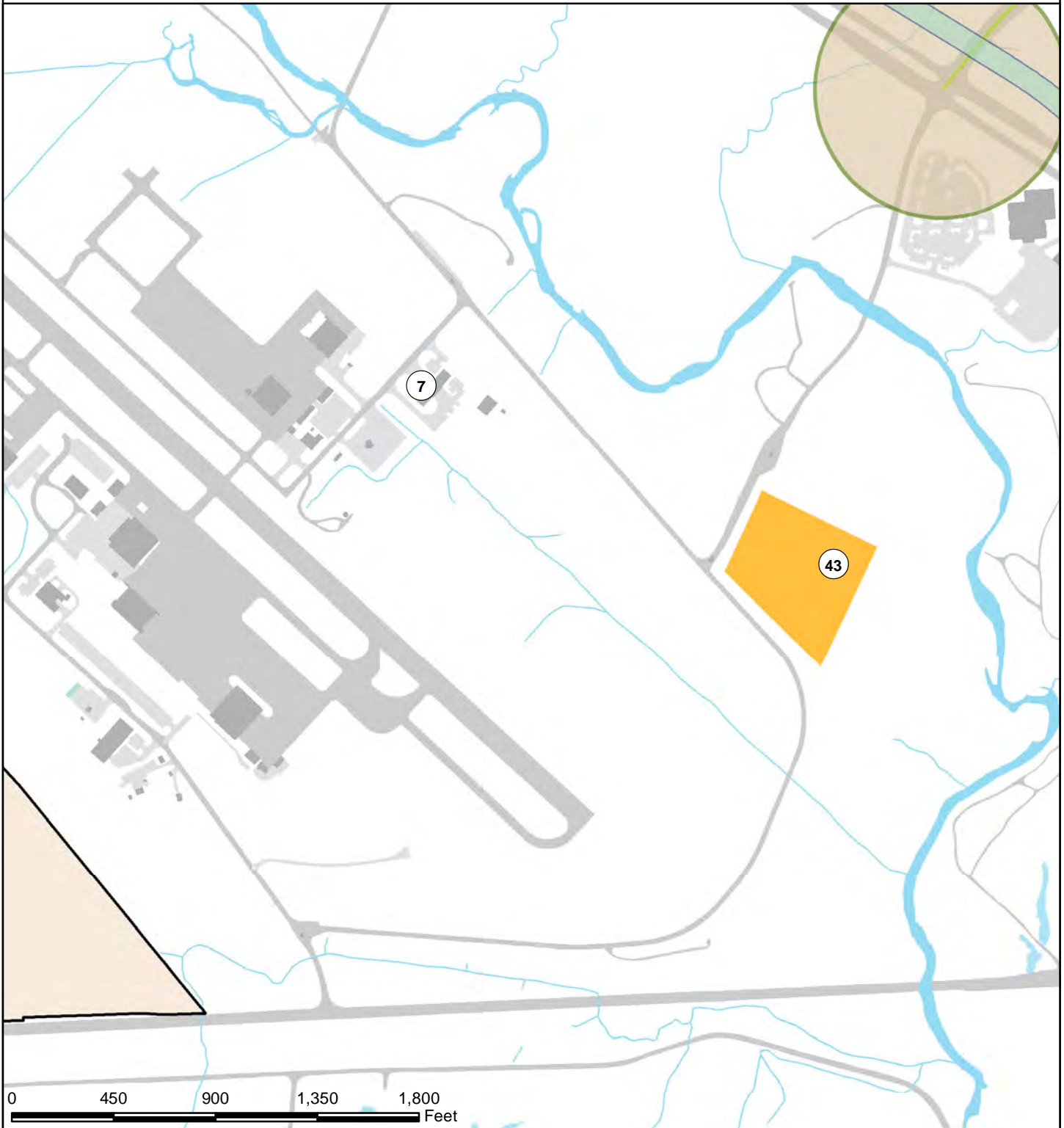
Cultural Resources - DeWitt Area



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| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018- 2030) |
| Viewshed Protection Area | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018 - 2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - Davison Army Airfield

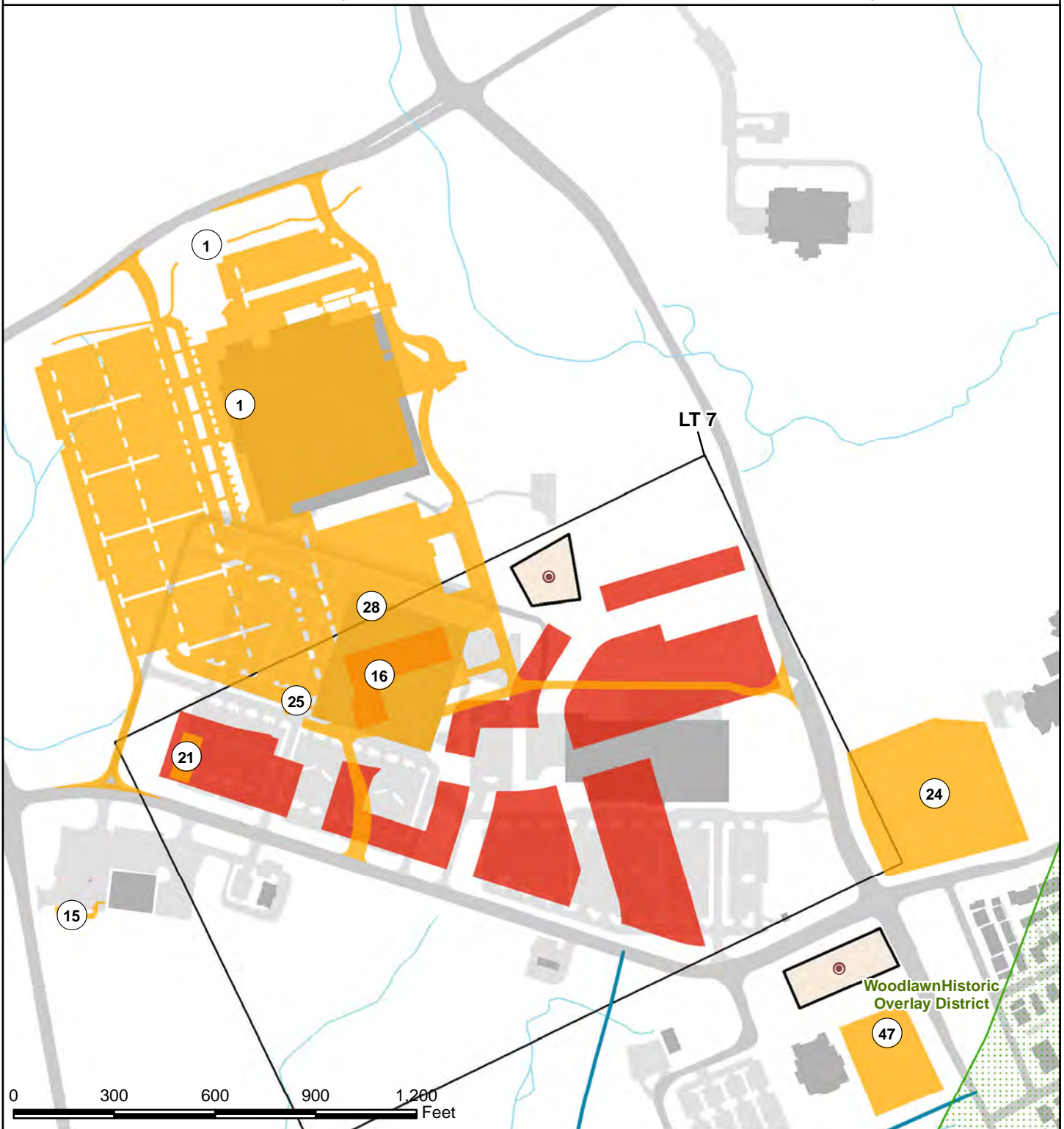


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| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018- 2030) |
| Viewshed Protection Area | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018 - 2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - Community Support Center, PX, Commissary

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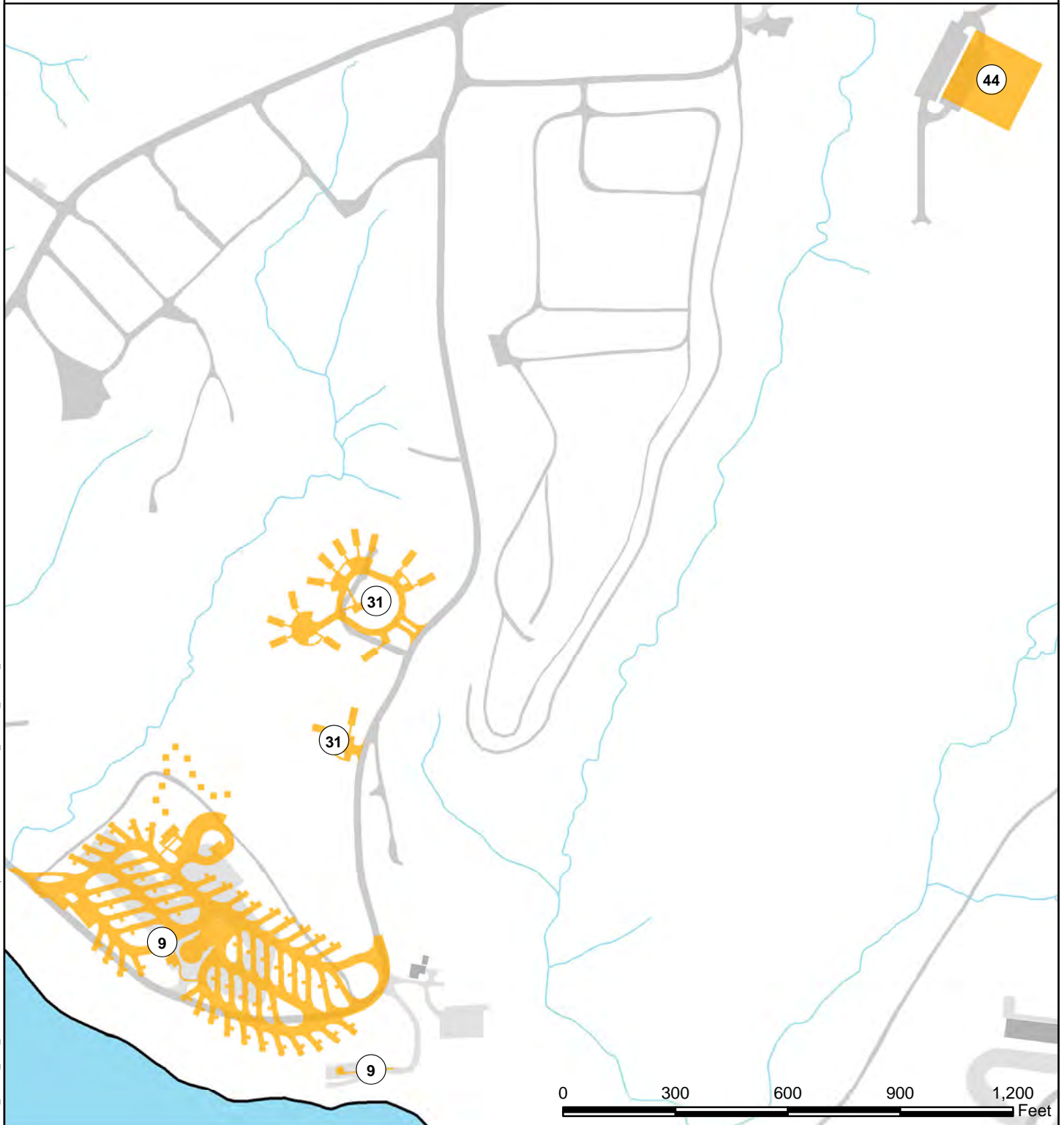


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| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018- 2030) |
| Viewshed Protection Areas | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018 - 2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - Ballfield Replacement, Family Travel Camp Phase 1 & 2

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| NRHP Eligible or Contributing Resource | New ACP (2017) | Short-Term Improved Road |
| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
| Historic Property | Long-Term Intersection Improvements | Short-Term Project Sites (Construction FY 2012-2017) |
| Fort Belvoir Historic District | Near-Term Intersection Improvements | Long-Term Project Site (Construction FY 2018- 2030) |
| Woodlawn Viewshed Protection Areas | Transit Transfer Center | Long-Term Project Option Site (Construction FY 2018 - 2030) |
| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



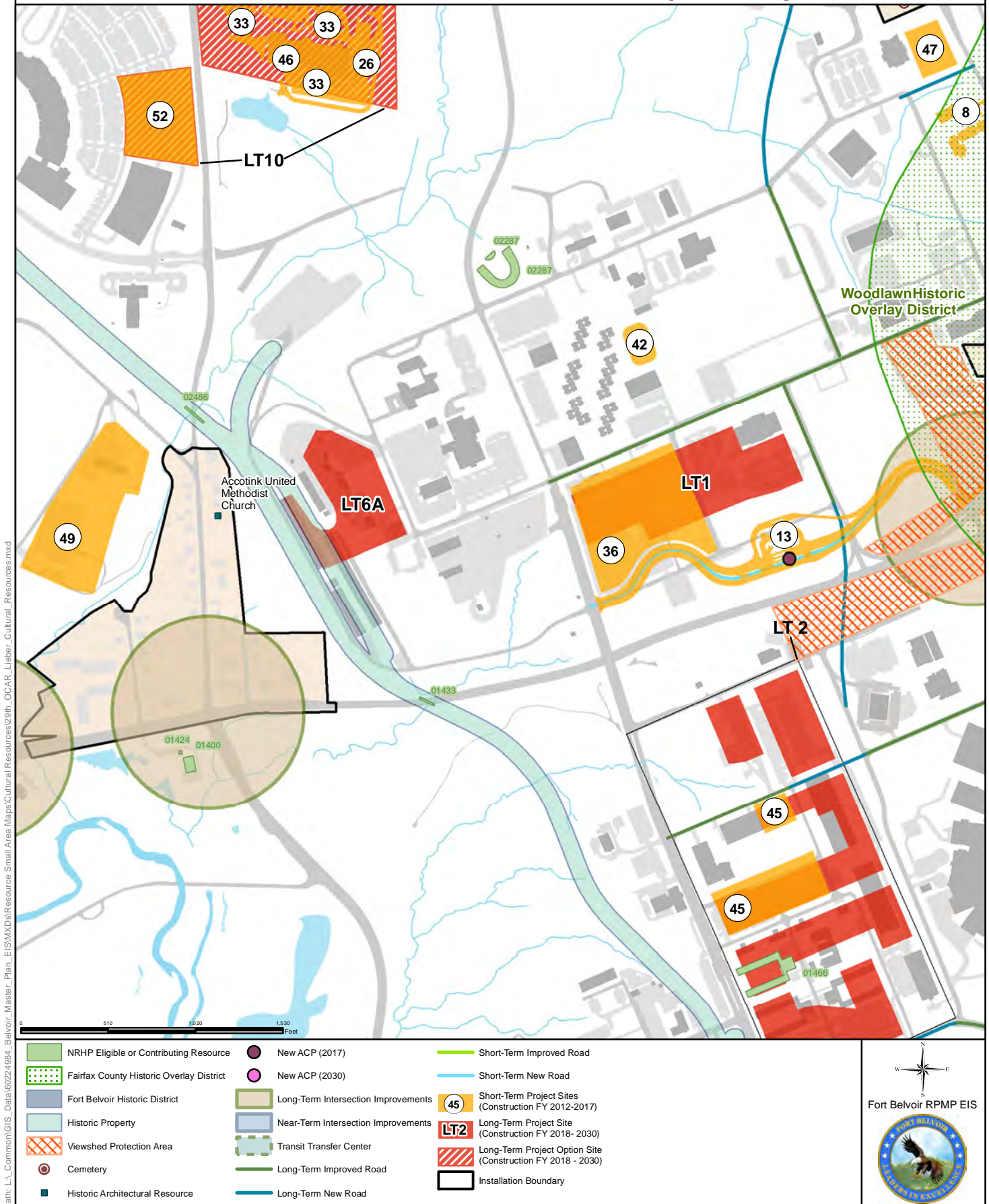
Cultural Resources - Gunston Road Office Area (1400 Area & Secure Admin Facility)



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| Fairfax County Historic Overlay District | New ACP (2030) | Short-Term New Road |
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| Cemetery | Long-Term Improved Road | Installation Boundary |
| Historic Architectural Resource | Long-Term New Road | |



Cultural Resources - 29th Infantry HQ, Lieber Gate, OCAR Block, 911th Engineering Co.



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